



Uplands Road, Warley



# Uplands Road Warley

£135,000

Situated in this popular retirement development for the over 55's a one bedroom first floor apartment with a fitted kitchen and appliances, spacious lounge with sliding doors, bedroom and a shower room. The development offers communal facilities including a ground floor residents lounge with doors opening to the communal gardens, library room, laundry room and a guest room. There is also a resident House Manager's office on the ground floor. Within one mile of Brentwood mainline station, doctors, dentists and pharmacy nearby. This apartment does not come with parking however you can park close by if needed and there is a visitor parking bay. EPC C.



#### Entrance Hall

Storage cupboard housing electric meter and doors to;

#### Living room 13' 4" x 10' 7" (4.06m x 3.22m)

Spacious room with wall mounted electric heater and sliding doors to Juliette balcony.

#### Kitchen 10' 2" x 7' 5" (3.10m x 2.26m)

Fitted kitchen with a range of wall and base fitted units, integrated electric oven, electric hob, stainless steel sink with drainer, fridge, freezer, dishwasher and breakfast bar.

#### Bedroom 13' 6" x 9' 1" (4.11m x 2.77m)

Wall mounted electric heater and double glazed window to front.

#### Bathroom

Modern fitted suite comprising; shower with fitted screen, wash hand basin with cupboard beneath and WC. Tiled walls, extractor fan and storage cupboard.

#### Agent note

Service charge for 2025 was £3,121.91.  
Lease is 125 years from January 1985.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band B

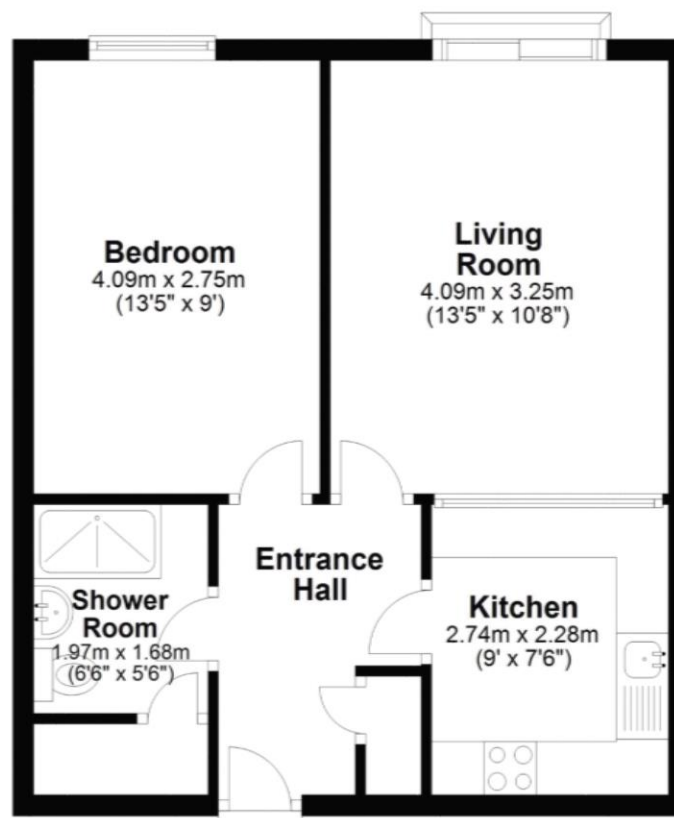
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## First Floor



**APPROX INTERNAL FLOOR AREA** 42 SQ M (450 SQ FT)  
This floorplan is for illustrative purposes  
only and is **NOT TO SCALE**  
All measurements are approximate  
**NOT** to be used for valuation purposes  
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