



Ropers Yard, Hart Street, Brentwood

A superb two bedroom, two bathroom second floor apartment situated in a boutique development in central Brentwood. The high-end specification includes video entry system, lift to all floors and underfloor heating. Accommodation comprises; open-plan lounge/diner/kitchen with appliances. Master bedroom with balcony. Parking permit for one car, available at nearby Brentwood Multi-storey car park. Available late July 2024, un-furnished. EPC B.

£1,500.00 pcm

Council Tax Band E

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Communal Entrance Hall

Security entry to communal hallway with lift or stair access to second floor.

Entrance Hall

Video entry security system, grey wood effect vinyl flooring and storage cupboard.

Open-Plan Living Room/Kitchen 20' 1" x 11' 10" (6.12m x 3.60m)

Range of wall mounted and base units with integrated appliances including ceramic hob with cooker hood over, electric oven, dishwasher, fridge/freezer and washing machine. Double glazed windows, grey wood effect Amtico flooring. Opens to spacious lounge/diner.

Bedroom 1 13' 0" x 10' 0" (3.95m x 3.04m)

Fitted carpet, Double glazed window. Double glazed French doors leading to balcony. Door leads to;

En-suite

White modern suite comprising; tiled shower cubicle, WC and wall mounted wash hand basin. Tiled flooring, fully tiled walls, heated towel rail and sensor lighting.

Bedroom 2 8' 2" x 8' 3" (2.50m x 2.51m)

Double glazed window and fitted carpet

Family Bathroom

Modern white suite comprising bath with panel and hand held shower attachment, WC and wall mounted wash hand basin. Part tiled walls, heated towel rail and sensor lighting.

Exterior

Lockable, communal dustbin storage area. Parking permit available at nearby multi storey car park providing 24/7 access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Crownleigh Court, CM14

HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.

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