



## Hart Street, Brentwood, CM14

A superb two double bedroom, two bathroom second floor apartment set in a boutique development in central Brentwood. The high-end specification includes video entry system, lift to all floors, underfloor heating, quality fitted wood effect vinyl flooring and carpeted to bedrooms with Walnut internal doors. The accommodation includes; open-plan lounge/diner/kitchen with appliances, private balcony, two double bedrooms, en-suite shower room and separate bathroom with automatic lighting. Available early July 2024, unfurnished. EPC B.

01277 225191  
lettings@wnproperties.co.uk



## £1,400.00 pcm

Council Tax Band D



### Communal Hall

Security video entry system, stairs and lift to all floors with carpeted communal hallways. Access to second floor.

### Entrance Hallway

Built-in store cupboard and further cupboard housing electronic's/fuse board etc, Amtico flooring, wall mounted video entryphone and security alarm. Thermostat for underfloor heating. Walnut doors to;

### Lounge/Diner/Kitchen 19' 6" x 11' 10" (5.95m x 3.61m)

Amtico flooring, 'Mood' lighting with smartphone 'App' functionality, Access via sliding double glazed doors to full private balcony, fitted cupboard housing gas fired boiler with open plan access to;

### Kitchen Area

Fitted with a comprehensive range of gloss fronted units and granite work surfaces. Fitted appliances including, dishwasher, integrated fridge/freezer, oven, ceramic hob, extractor hood and washer/dryer.

### Bedroom 1 12' 11" x 11' 10" (3.94m x 3.61m)

Double glazed sash window, carpeted floor and Walnut door to;

### En-suite shower room

Three piece suite including shower, ceramic tiled walls and floor. Auto light on sensor, underfloor heating and heated towel rail.

### Bedroom 2 9' 4" x 8' 0" (2.85m x 2.44m)

Carpeted floor and double glazed sash window.

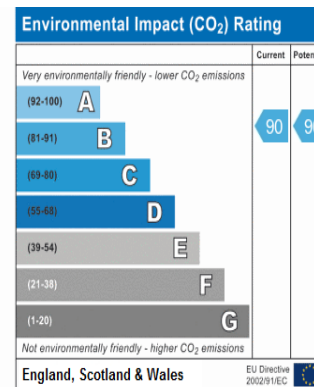
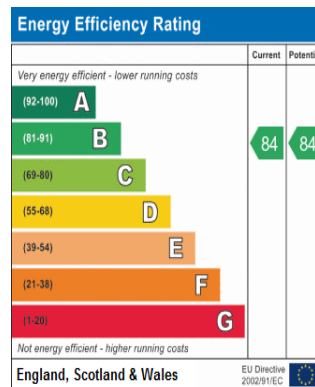
### Bathroom

Three piece suite including bath with mixer tap and hand shower, ceramic tiled walls and floor. Auto light on sensor, underfloor heating and heated towel rail.

### Externally

Lockable, communal dustbin storage area. Gated and lockable communal gated area for bike storage.

Note: This property does not come with parking although parking permit can be obtained through Brentwood Council in the multi storey car park located approximately 50 metres from the block.



## 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.

Address:  
Crownleigh Court, Ropers Yard, Hart Street, BRENTWOOD, CM14 4FU

148 Hutton Road Shenfield Essex CM15 8NL 01277 225191 lettings@wnproperties.co.uk

Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the landlord and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the rental and therefore must be verified by you/your representative before terms of contract are agreed. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from unfair Trading Regulations 2008 and the Business Protection from Misleading Regulations 2008.