



## Hart Street, Brentwood

Ideally positioned in Brentwood town centre, this modern two bedroom first floor apartment has the benefit of secure allocated underground parking for one car. Offered un-furnished and with availability from mid August 2024. Accommodation further comprises; Open-plan living/kitchen area with Juliet style balcony off bedroom one and family bathroom. Internal inspection is recommended. EPC C.

£1,300 pcm

Council Tax Band E

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## Entrance

Secure entrance to communal hall and staircase rising to first floor. Private entrance door to;

Living Room 16' 2" max x 14' 10" max (4.92m x 4.52m)

Being 'L' shaped. Wood effect vinyl flooring. Window to rear. Open plan access to;

Kitchen area 7' 9" x 7' 5" (2.36m x 2.26m)

Featuring a matching range of wall mounted and base level units with fitted rolled edge work surface and mosaic tiled splashback. Single bowl single drainer sink unit. Fitted four ring gas hob with stainless steel upstand with cooker hood over and single electric oven beneath. Integrated fridge/freezer. Fitted washing machine. Window to front. Continuation of wood effect vinyl flooring.

Bedroom 1 12' 3" x 8' 10" (3.73m x 2.69m)

Built in wardrobe with mirror fronted sliding doors. Fitted carpet. Window to rear.

Bedroom 2 8' 9" x 6' 5" (2.66m x 1.95m)

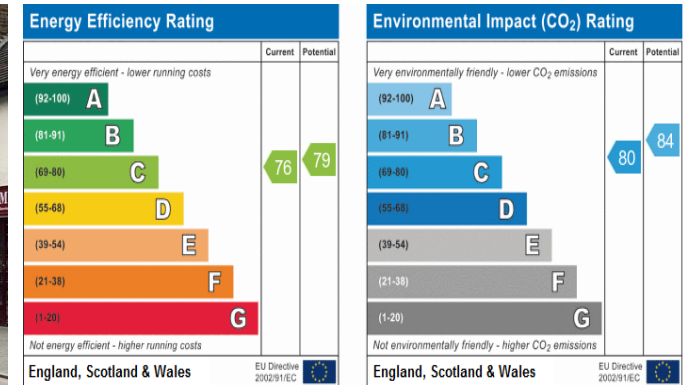
Window to rear. Fitted carpet.

## Family Bathroom

White fitted three piece suite, with Victoriana hand held shower attachment to bath. Shaver point. Tiled to all walls with fitted mirror to one wall. Wood effect vinyl flooring. Obscure window to front.

## Exterior

There is a large communal courtyard situated to the rear of the block. Access to underground parking area with allocated parking for one car.



## 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.