



Station Place, Kings Road, Brentwood, CM14 4EA

welcome to

Station Place, Kings Road, Brentwood

This modern two bedroom apartment, situated on the second floor, is presented in immaculate condition. Ideally located within walking distance of Brentwood Station, it offers convenient access to transport links. The property also benefits from allocated carport parking.



Entrance Hallway

Living/Dining/Kitchen

24' x 12' 5" (7.32m x 3.78m)

Bedroom One

13' 1" x 12' 9" (3.99m x 3.89m)

Bedroom Two

13' 1" x 8' 6" (3.99m x 2.59m)

Bathroom

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- TWO BEDROOMS
- LIFT ACCESS TO SECOND FLOOR
- MODERN APARTMENT
- ALLOCATED PARKING UNDER CARPORT
- WALKING DISTANCE TO BRENTWOOD HIGH STREET

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2100.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Feb 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BET104454



Property Ref:
BET104454 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01277 203060



Brentwood@williamhbrown.co.uk



Unit 1 Crown Street, BRENTWOOD, Essex,
CM14 4AZ



williamhbrown.co.uk