



Gresham Road

Brentwood, CM14 4HW

*** GUIDE PRICE £240,000 TO £260,000 *** Located within easy reach of Brentwood Mainline Railway Station with its links to London Liverpool Street and Elizabeth Line. Second floor two bedroom apartment. The internal accommodation comprises entrance hall, large lounge/diner, fitted kitchen, two bedrooms, white bathroom suite and also benefits from its own personal garage.

Guide Price £240,000 - Leasehold - Council Tax: C

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Main Entrance

Entrance via secure entry phone system. Stairs ascending to the upper floors.

Entrance Hall

Entrance via a solid wood door, carpet, Large airing cupboard housing newly installed water tank.

Lounge/Diner

15'1 x 11'3 (4.60m x 3.43m)

Double glazed window to front, electric storage heater, carpet.

Kitchen

8'8 x 6'3 (2.64m x 1.91m)

Double glazed window to front, The kitchen has a range of eye and base level units with contrasting work surface over. Inset sink drainer with mixer tap and waste disposal unit. The integrated appliances include electric hob and oven with extractor over. Provision for washing machine and fridge freezer. Part tiled walls, tiled flooring.

Bedroom One

14'6 x 7'11 (4.42m x 2.41m)

Double glazed window to rear, electric storage heater, carpet.

Bedroom Two

10'3 x 5'11 (3.12m x 1.80m)

Double glazed window to rear, electric heater, carpet.

Bathroom

6'4 x 6'2 (1.93m x 1.88m)

Panel bath with electric shower over, rainfall head and hand attachment, low level WC and pedestal wash hand basin. Tiled walls, tiled walls, tiled flooring.

Garage en Bloc

Up and over door.

Parking

There is resident's parking, not allocated

Service Charge

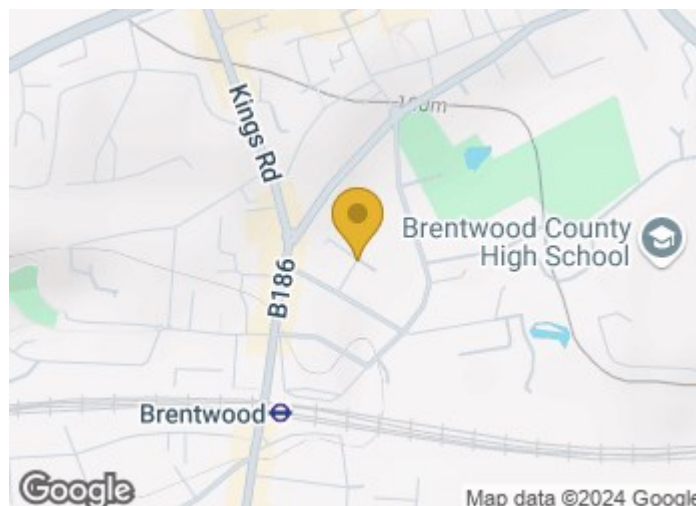
We have been advised by the vendor of the following:

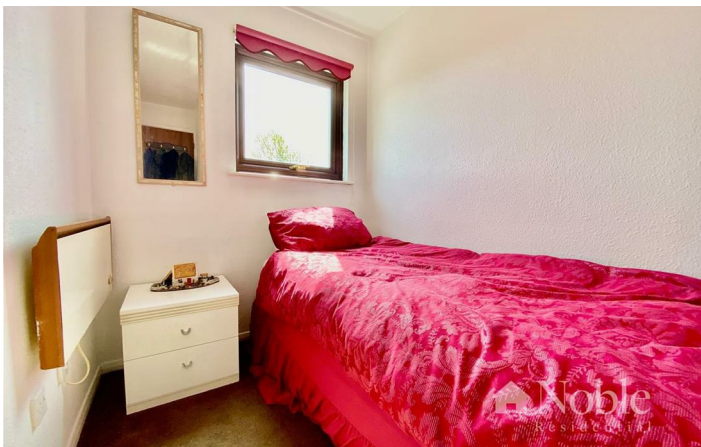
Service charge per annum is £1040.40

Ground rent is £100 per annum

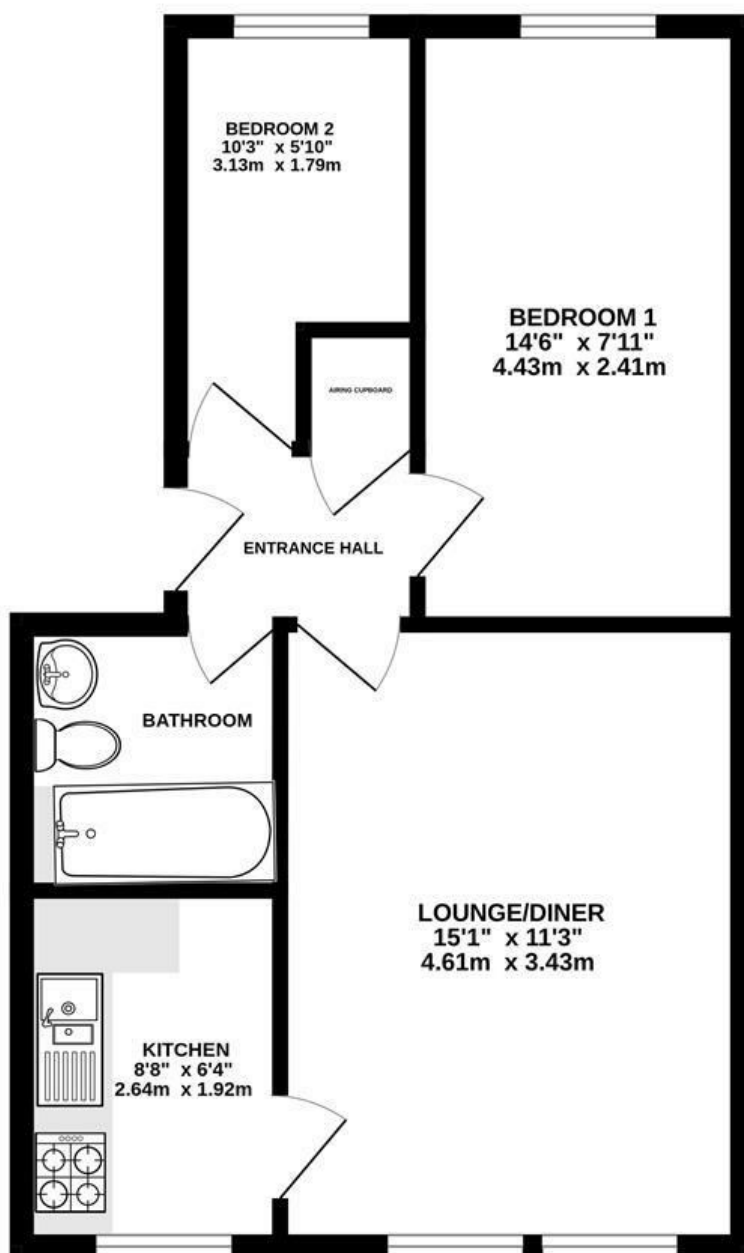
The lease has 117 remaining

The carpark is to have all potholes etc repaired at no expense to the owners of the property.





SECOND FLOOR APARTMENT
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 459 sq.ft. (42.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: C
Tenure: Leasehold

