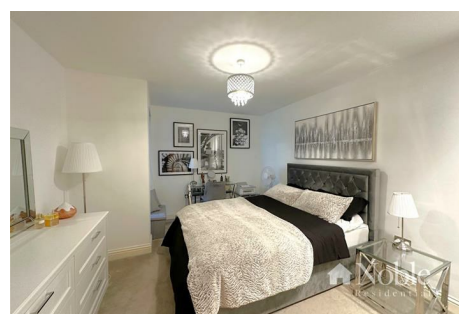




Eclipse Apartments, 17 Ongar Road

Brentwood, CM15 9AU

Ideally located for Brentwood High Street is this one bedroom first floor apartment offered for sale with no onward chain. Benefits include a private balcony, spacious bedroom, open plan kitchen/dining area with a range of integrated appliances, lounge area and modern bathroom, there is also a lift to all floors.

£250,000 - Leasehold - Council Tax: D

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Entrance Hall

Entrance door, wooden flooring, intercom, cupboard, under floor heating.

Kitchen/Dining Area

12'7 x 12' (3.84m x 3.66m)

Double glazed window to rear, wooden flooring, under floor heating, integrated fridge freezer, dishwasher, washing machine, electric hob, oven, extractor, sink, boiler, wall and base units, granite work tops.

Open Plan Lounge

11'4 x 10'6 (3.45m x 3.20m)

Double glazed door and windows to rear leading to balcony, wooden flooring, under floor heating.

Private Balcony

9'11 x 4'3 (3.02m x 1.30m)

Bedroom

15'4 x 11'3 (4.67m x 3.43m)

Double glazed window to rear, carpet, under floor heating.

Bathroom

Low level WC, vanity wash hand basin, panelled bath with overhead shower, extractor, heated towel rail, part tiled walls. tiled flooring, under floor heating.

Material Information

We have been advised by the sellers the following information:

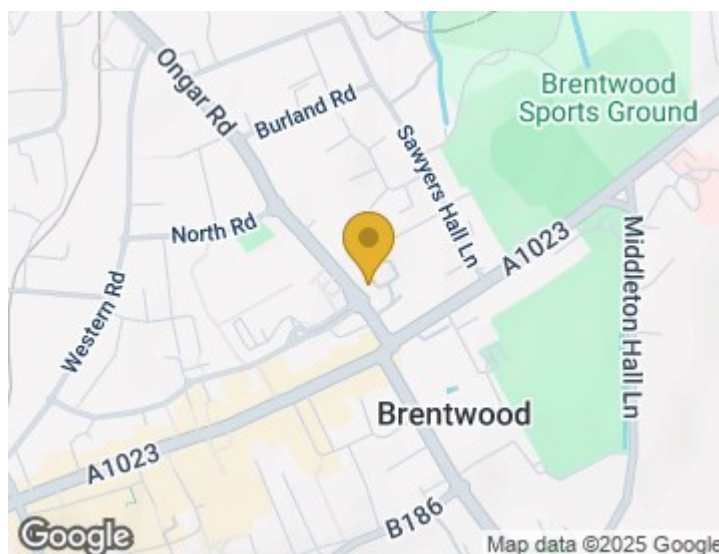
Lease Remaining: 244 years (from July 2024)

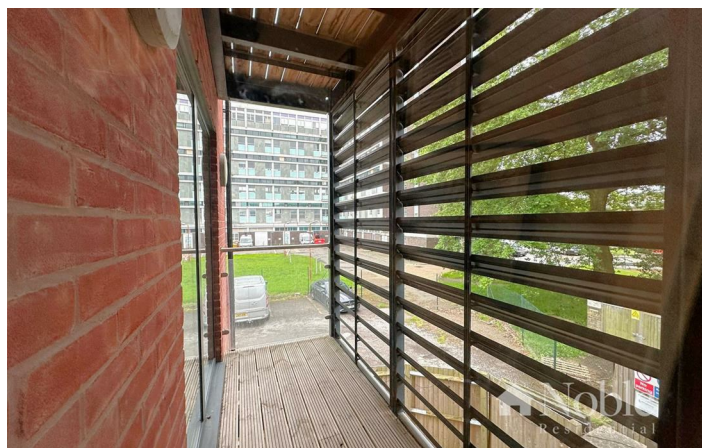
Annual Ground Rent: £250.00

Ground Rent Review Period: Every 10 years starting from 04/12/2018

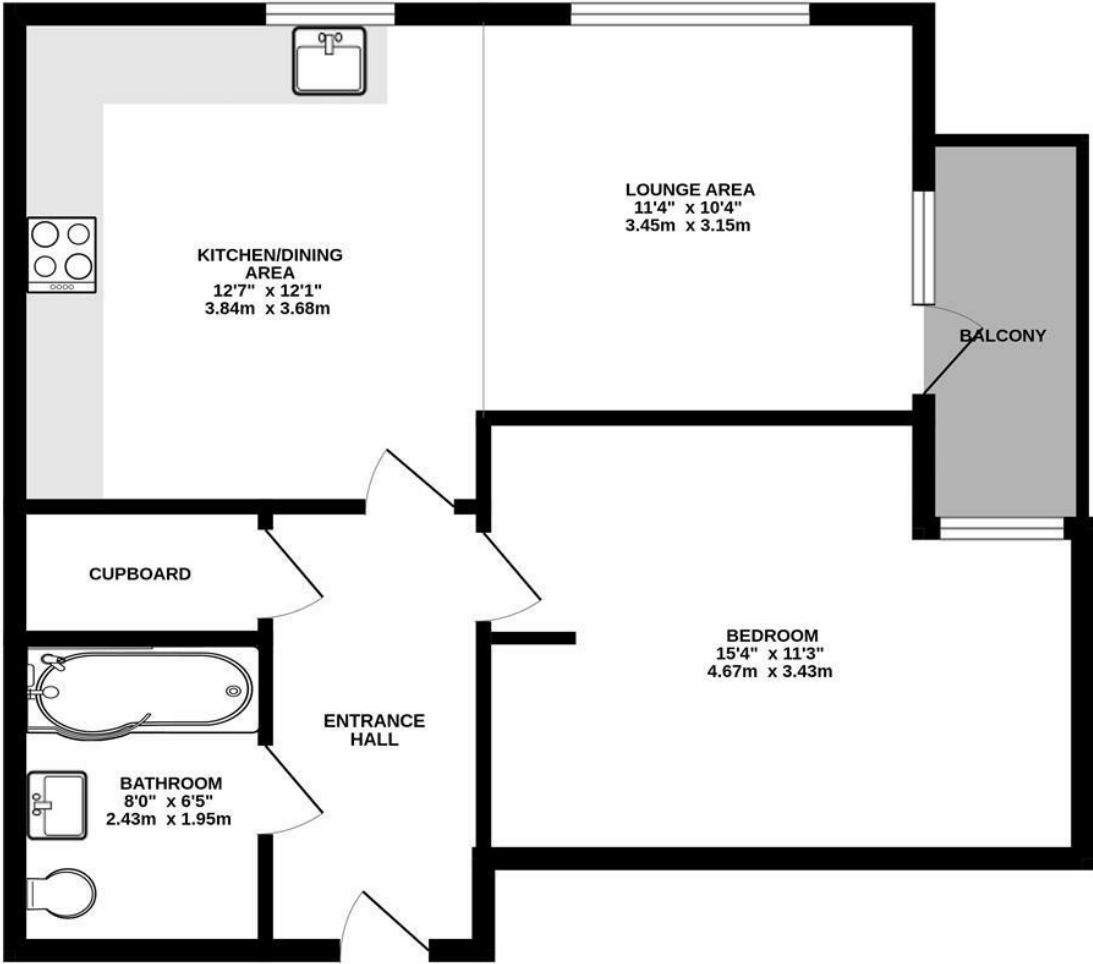
Review increase: In line with the RPI, please refer to the office for further information.

Annual Service Charge: £1,158.86





FIRST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 564 sq.ft. (52.4 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:
Council Tax Band: D
Tenure: Leasehold

