



## The Meads, Ongar Road

Brentwood, CM15 9GL

**\*\*\* OFFERS IN THE REGION OF £250,000 \*\*\*** This spacious two bedroom 1st Floor retirement property is situated in The Meads development. The over 60's development is located just behind Brentwood High street and benefits from having great bus and transport links nearby. The property accommodation includes two bedrooms, one benefits from an en-suite shower room, kitchen with granite work top, lounge/diner, bathroom. Surrounding the property are communal gardens and a residents parking area.

**Offers in Region of £250,000 - £280,000- Leasehold - Council Tax: D**

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## Entrance Hall

Entrance via front door from communal hall, entry phone system, two storage cupboards, radiator, carpet.

## Lounge/Diner

12' x 11'7 (3.66m x 3.53m)

Double glazed window to rear, two radiators, carpet.

## Kitchen

8' x 8'4 (2.44m x 2.54m)

Wall and base units with granite worktop over, stainless steel single drainer sink, Integrated appliances including oven, hob and extractor, space for either a washing machine or dishwasher, space for fridge/freezer, vinyl flooring.

## Bedroom One

11'6 x 14'3 (3.51m x 4.34m)

Double glazed window to rear, range of fitted bedroom furniture, radiator, carpet.

## En-Suite

5'6 x 5'9 (1.68m x 1.75m)

Low level WC, vanity wash hand basin, shower cubicle, chrome heated towel rail, tiled walls, vinyl flooring.

## Bedroom Two

10'3 x 7'5 (3.12m x 2.26m)

Double glazed window to rear, radiator, access to loft hatch, carpet.

## Bathroom

7'5 x 5'6 (2.26m x 1.68m)

Fitted with panelled bath with overhead shower attachment, low level WC, vanity wash hand basin, towel rail, vinyl flooring.

## Parking

Communal residents parking available.

## Gardens

Communal gardens surrounding development.

## Communal Lounge

Communal area for residents to get together, there is a kitchen area and door out to seating area. There is also a guest Suite

## Material Information

We have been advised by the sellers the following information:

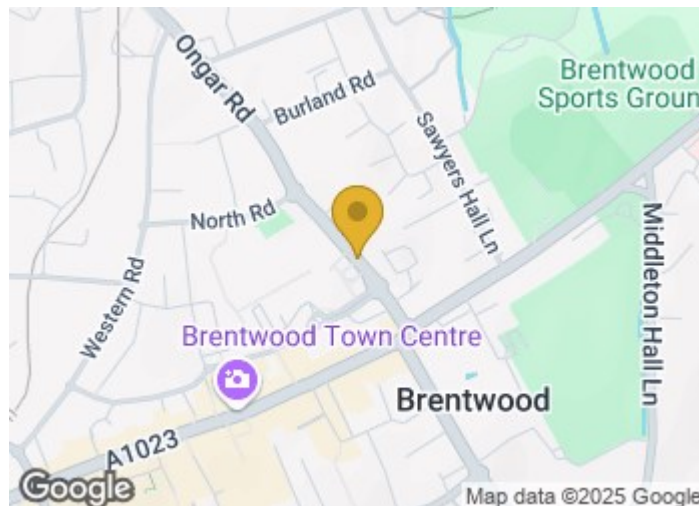
Lease Remaining: 285 years (from June 2024)

Annual Ground Rent: £300.00

Ground Rent Review Period: Every 21 years starting from 24/06/2010

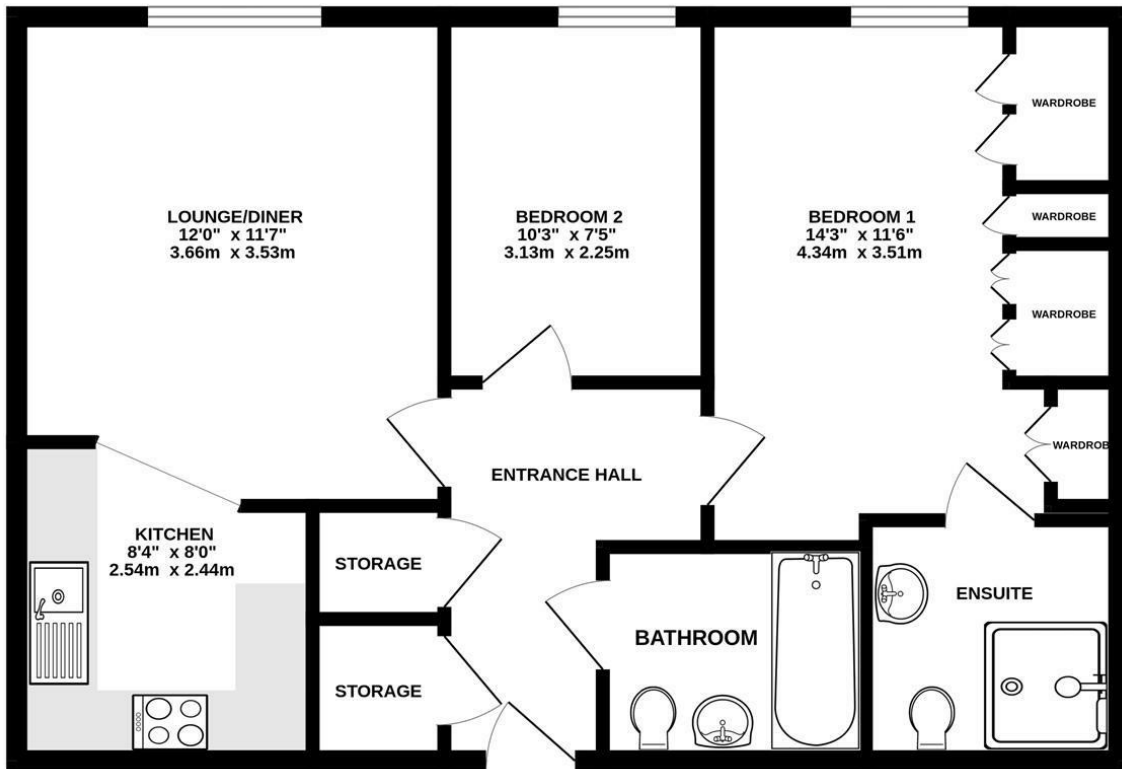
Review increase: In line with the RPI, please refer to the office for further information.

Annual Service Charge: £4,417.00





645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 645 sq.ft. (59.9 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: D  
Tenure: Leasehold

