



Library House, New Road

Brentwood, CM14 4GD

Ideally located for Brentwood Town Centre is the one bedroom 2nd floor apartment, the accommodation includes entrance lobby opening onto an open plan reception room and kitchen are complete with a range of fitted appliances, a double bedroom and bathroom. Further benefits include a lift, a concierge, an underground parking space and a storage locker. The Lease was extended in 2022 and now boasts a term of 338 years remaining with a peppercorn ground rent.

£250,000 - Leasehold - Council Tax: C

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Entrance Lobby

Entrance door, cupboard housing plumbing for washing machine and water tank, additional storage cupboard, laminate flooring.

Open Plan Reception

Room/Kitchen

21'7 x 13'4 (6.58m x 4.06m)
Double glazed window to front, two electric radiators, laminate flooring. Kitchen area includes wall and base units, single drainer sink, electric hob, oven, extractor, dish washer and fridge freezer.

Bedroom

12'9 x 8' (3.89m x 2.44m)
Double glazed window to front, fitted wardrobes, electric radiator, carpet.

Bathroom

6'10 x 5'6 (2.08m x 1.68m)
Low level WC, wash hand basin, panelled bath, overhead shower, heated towel rail, storage cupboard, part tiled walls, tiled flooring.

Parking

One underground allocated parking spot.

Material Information

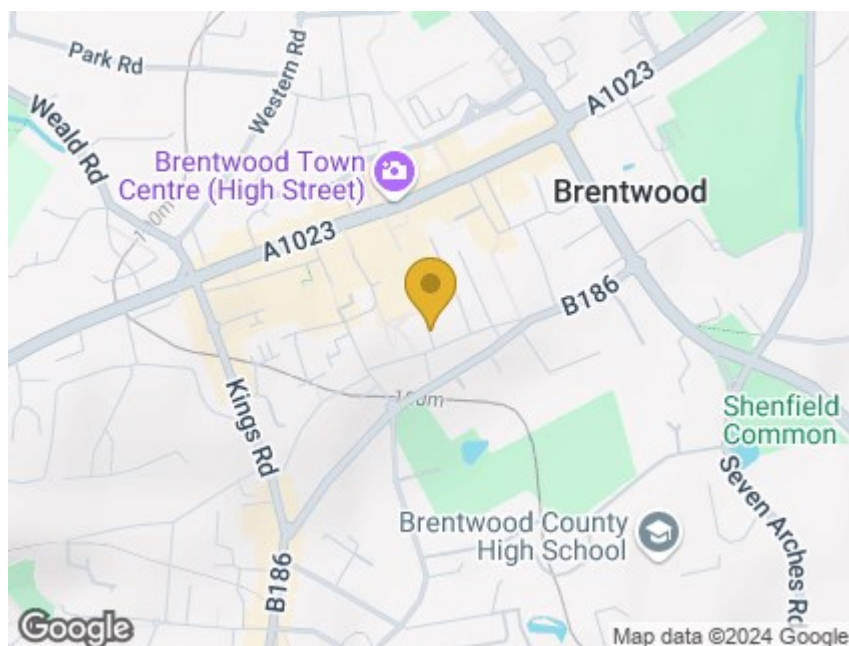
Lease Remaining: 338 years (as at October 2024)

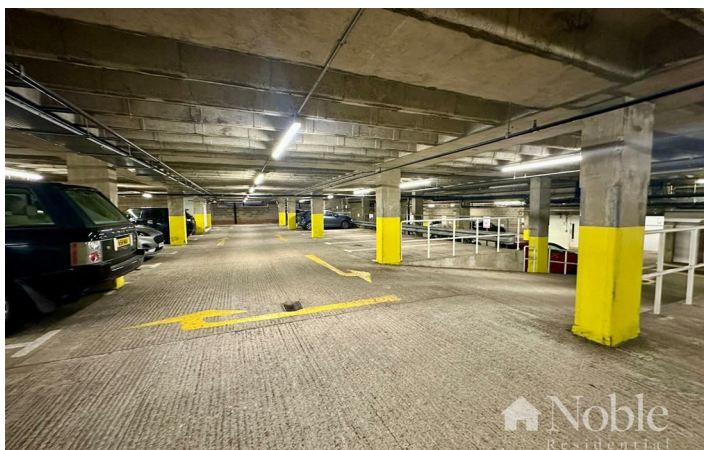
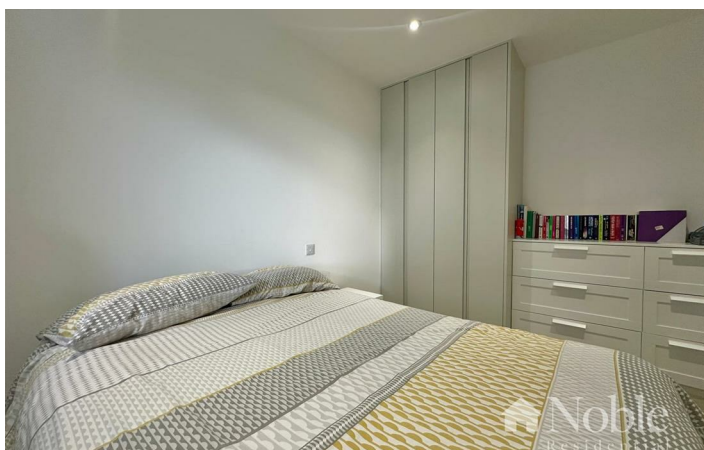
Annual Ground Rent: Peppercorn

Ground Rent Review Period: n/a

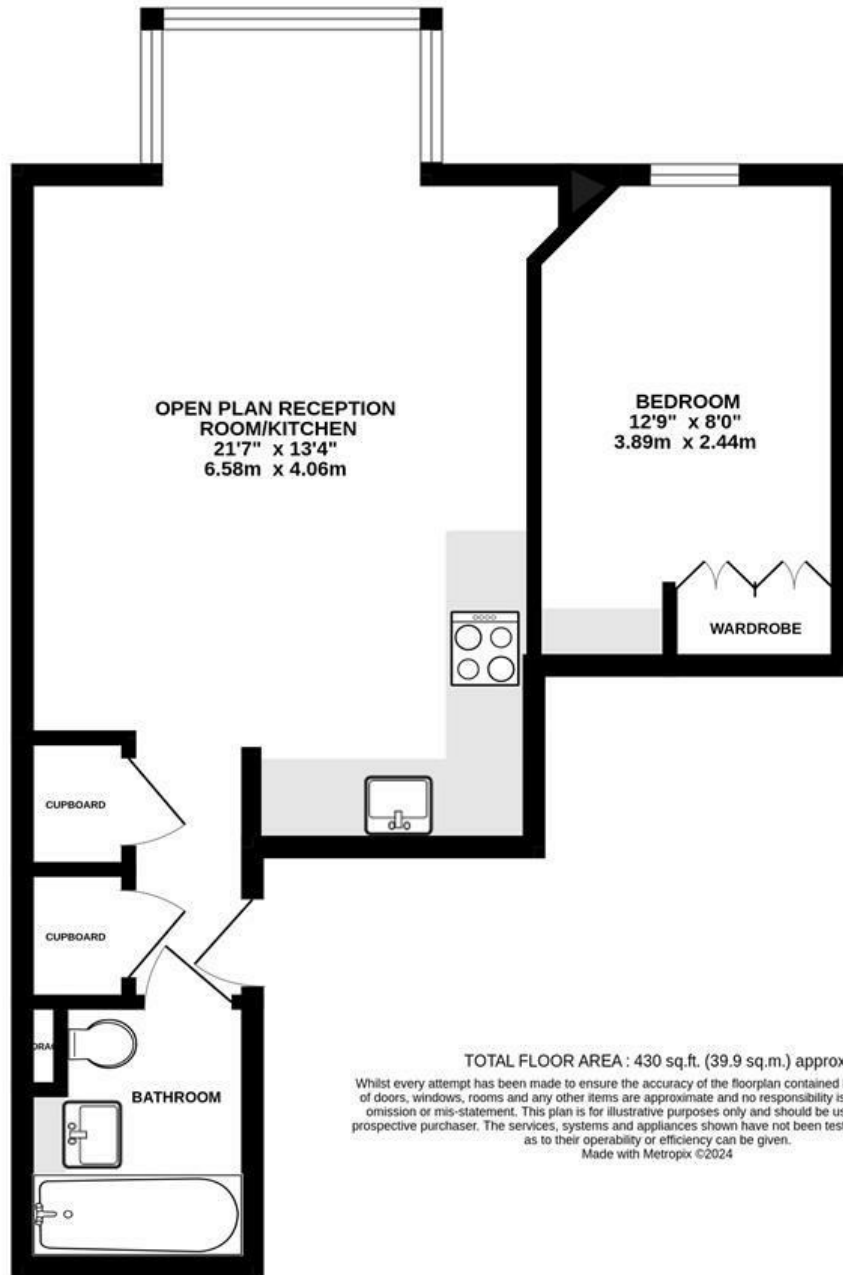
Review increase: n/a

Annual Service Charge: £2,066.00





SECOND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:
Council Tax Band: C
Tenure: Leasehold

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	