



## Craven Gate, Lorne Road

Brentwood, CM14 5HH

Offered for sale with no onward chain is two bedroom top floor flat ideally located for Brentwood Station the accommodation includes entrance hall, open plan lounge/diner and kitchen area, two bedrooms both with fitted wardrobes and the master with ensuite and bathroom. Externally there is one allocated parking space.

**£315,000 - Leasehold - Council Tax: E**

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## Entrance Hall

Entrance door, intercom system, carpet.

## Lounge/Diner

21'5 x 9'7 (6.53m x 2.92m )

Four double glazed sky lights with blinds, two radiators, laminate flooring, open plan to kitchen area.

## Kitchen Area

9'7 x 6'3 (2.92m x 1.91m )

Two double glazed sky lights with blinds, wall and base units, electric hob, oven, extractor, stainless steel single drainer sink, boiler, laminate flooring, open plan to lounge/diner.

## Bedroom One

14'3 x 10'11 (4.34m x 3.33m)

Two double glazed sky lights with blinds, fitted wardrobes, radiator, carpet.

## En-Suite

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

## Bedroom Two

10'3 x 9'9 (3.12m x 2.97m)

Two double glazed sky lights with blinds, fitted wardrobes and dresser. radiator, carpet.

## Bathroom

7'6 x 6'8 (2.29m x 2.03m)

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

## Parking

One allocated parking space.

## Material Information

We have been advised by the sellers the following information:

Lease Remaining: 116 years

Annual Ground Rent: £453.56

Ground Rent Review Period: Every 5 Years starting from 01/01/2016

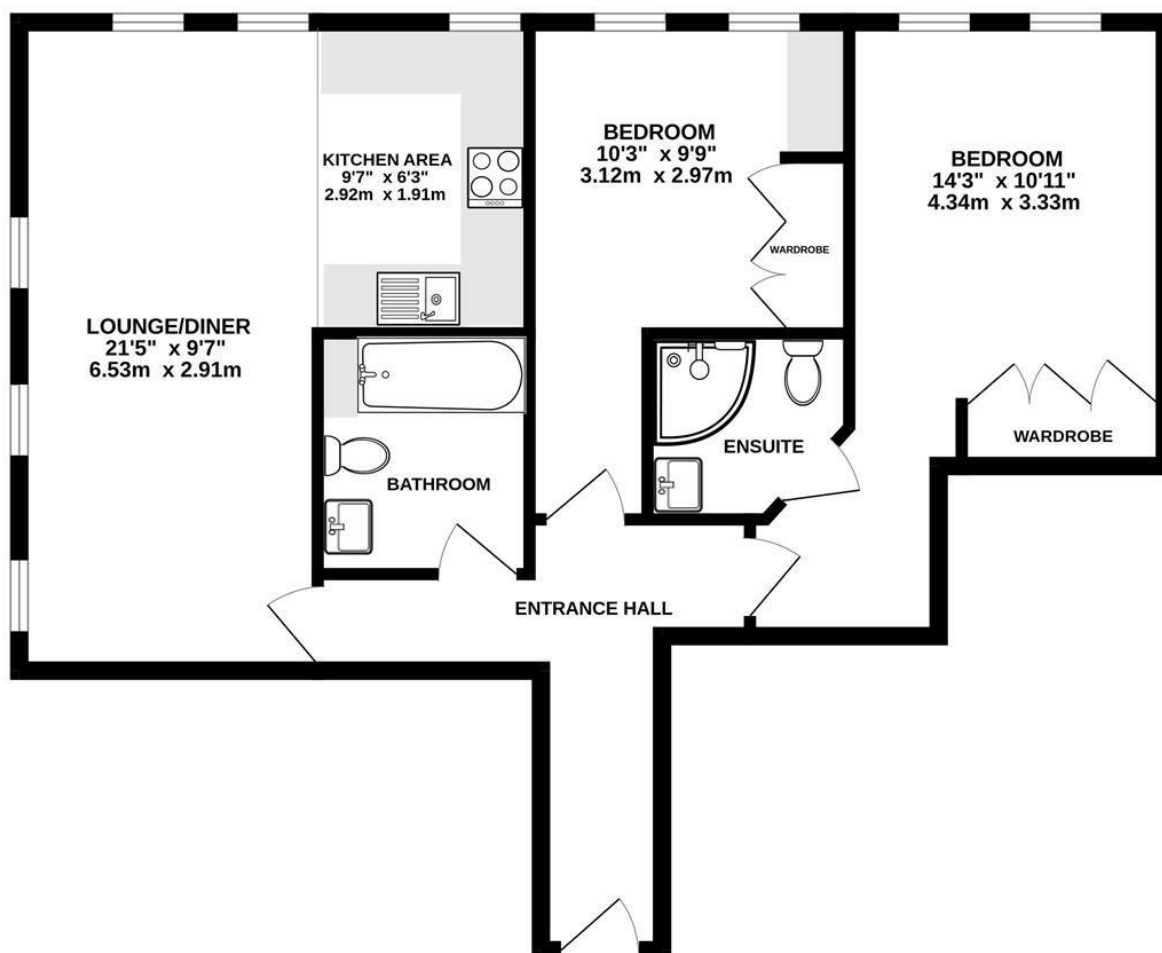
Review increase: In line with the RPI, please refer to the office for further information.

Annual Service Charge: £1700.00





## SECOND FLOOR 739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.6 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: E  
Tenure: Leasehold

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