



Regent House, Hubert Road

Brentwood, CM14 4WL

GUIDE PRICE: £265,000 - £275,000 This modern 4th floor, two bedroom apartment is located in Central Brentwood, with Brentwood High Street and train station being only a few minutes walk, the property consists of open plan kitchen lounge, two spacious bedrooms and a family bathroom. Externally the property benefits from one allocated parking space.

Guide Price £265,000 - Leasehold - Council Tax: E

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Entrance Hall

Entrance via front door, storage cupboard, laminate flooring.

Open Plan Living/Kitchen/Dining Area

19'08 x 14'8 (5.99m x 4.47m)

Double glazed window to rear and side, kitchen fitted with a wide range of wall and base units, all integrated appliances include washing machine, dishwasher, fridge freezer, electric oven, electric hob, open to lounge area, electric radiator, laminate floor.

Bedroom One

14'4 x 9'10 (4.37m x 3.00m)

Double glazed window to rear, electric radiator, carpet flooring.

Bedroom Two

13'9 x 5'10 (4.19m x 1.78m)

Double glazed window to rear, electric radiator, carpet flooring.

Bathroom

8'8 x 6'9 (2.64m x 2.06m)

Low level WC, vanity wash hand basin, tiled bath with overhead shower, towel rail, tiled walls, tiled floor.

Parking

One allocated parking space to rear.

Material Information

We have been advised by the sellers the following information:

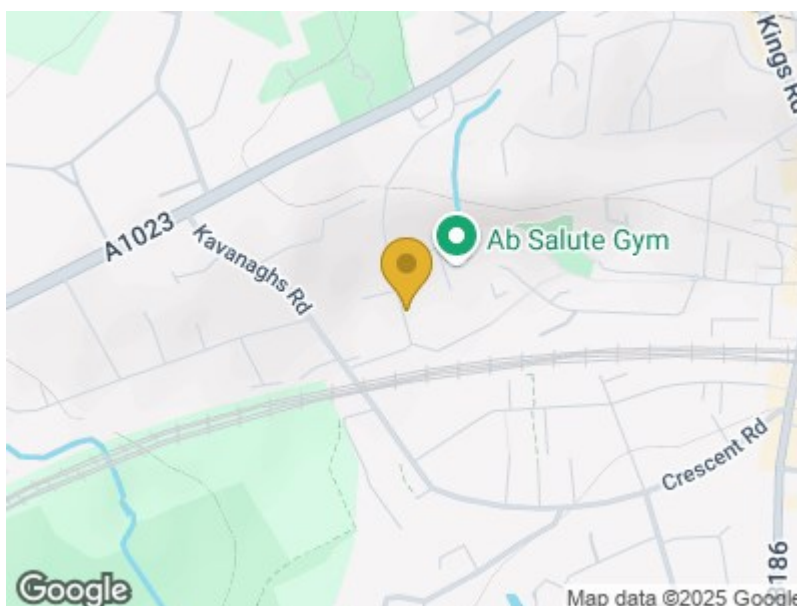
Lease Remaining: 244 Years

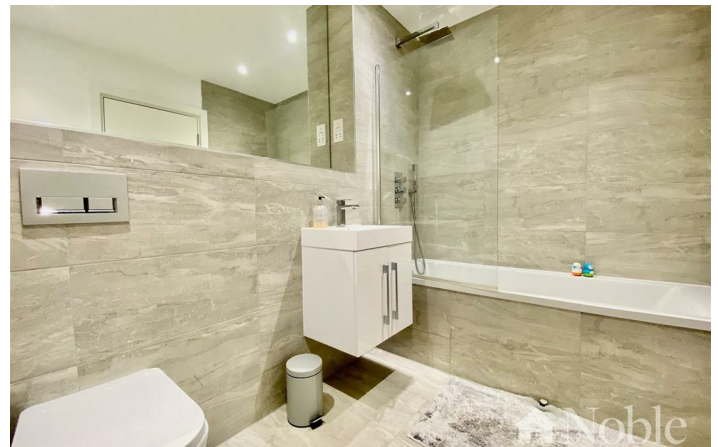
Annual Ground Rent: £245.00 per annum

Ground Rent Review Period: Every 10 years

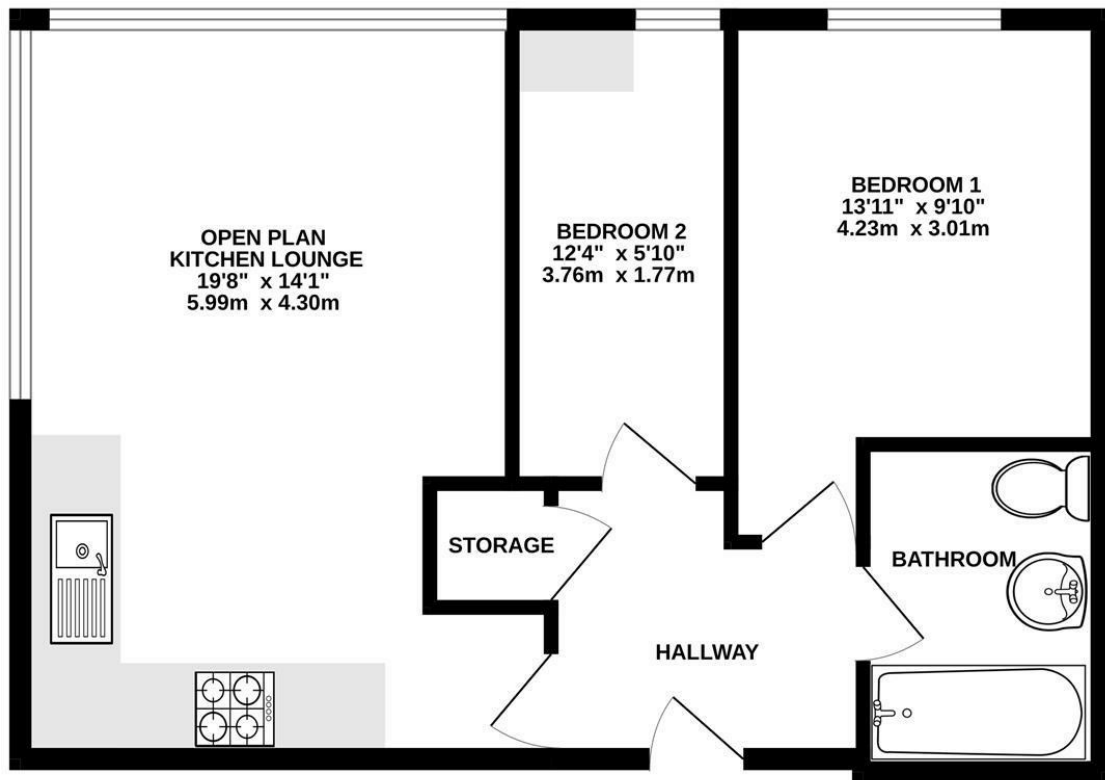
Review increase: In line with the RPI, please refer to the office for further information.

Annual Service Charge: £2520.00 per annum





GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		