



Noble  
Residential



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## The Meads, Ongar Road, Brentwood, CM15 9GL

- Vacant with No Chain
- First Floor Over 55's Retirement Flat
- Overlooking Communal Garden
- Two Double Bedrooms
- Two Bathrooms
- Lift Servicing All Floors
- Town Centre Location
- Secure Gated Residents Parking
- Wheelchair Accessible
- On-Site House Manager

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



### Entrance Hall

Entrance door. Smooth ceiling, video door intercom system, emergency pull cord, two cupboards, carpet.

### Living Room

17'9 x 11'7 (5.41m x 3.53m)

Double glazed window overlooking garden. Smooth ceiling, opening to kitchen, two radiators, brand new carpet. Opening to Kitchen.

### Kitchen

8'4 x 7'11 (2.54m x 2.41m)

Range of gloss white base and eye level wall cabinets with black quartz worktops and upstands, 1.5 bowl stainless steel sink, four burner induction hob with stainless steel splash back, integrated oven beneath and overhead extractor, smooth ceiling, part tiled walls, cupboard housing boiler, carpet. Opening to Living Room.

### Bedroom One

14'2 x 10 (4.32m x 3.05m)

Double glazed window overlooking garden. Smooth ceiling, radiator, carpet.

### Ensuite

Low level wc, pedestal wash basin, shower cubicle, smooth ceiling, extractor, heated towel rail, part tiled walls, new vinyl flooring.

### Bedroom Two

10'2 x 7'6 (3.10m x 2.29m)

Double glazed window overlooking garden. Smooth ceiling, radiator, carpet.

### Bathroom

Low level wc, wash basin, panelled bath with separate overhead shower and glass screen, smooth ceiling,

extractor, heated towel rail, part tiled walls, new vinyl flooring.

### Gardens

Property benefits from having communal gardens for residents and their guest use.

### Parking

Residents parking within a secure gated area.

### Communal Lounge

Communal lounge and kitchen that can be used by all residents and their guests. Regular resident social events also take place weekly.

### Communal Laundry Room

Laundry room on ground floor for residents use.

### Guest Suite

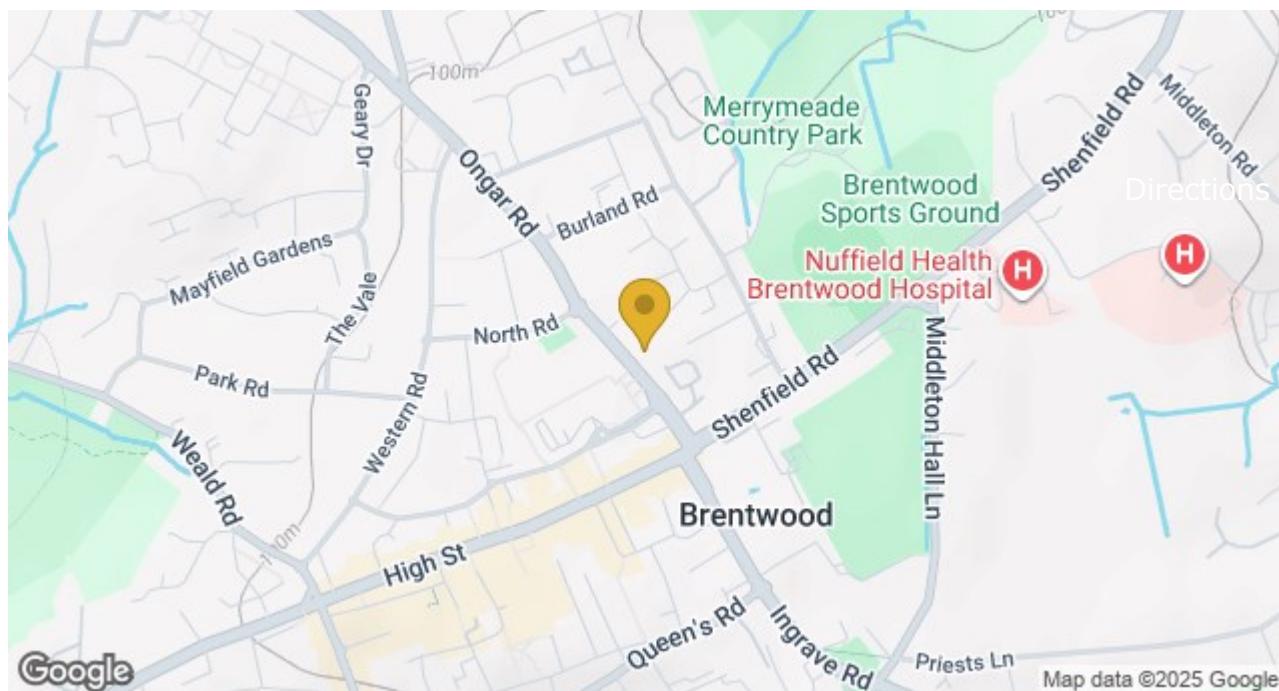
Residents can book accommodation for family or friends when they come to visit.

### Material Information

- Lease: 299 years from June 2010
- Current annual ground rent: £250
- Ground rent review period: Every 21 years. £250 per year fixed until June 2031.
- Review increase: Then increase by RPI for the period since 2010 and then be fixed for a further 21 years.
- Current annual service charge: £4,454.41

### Wheelchair Accessibility

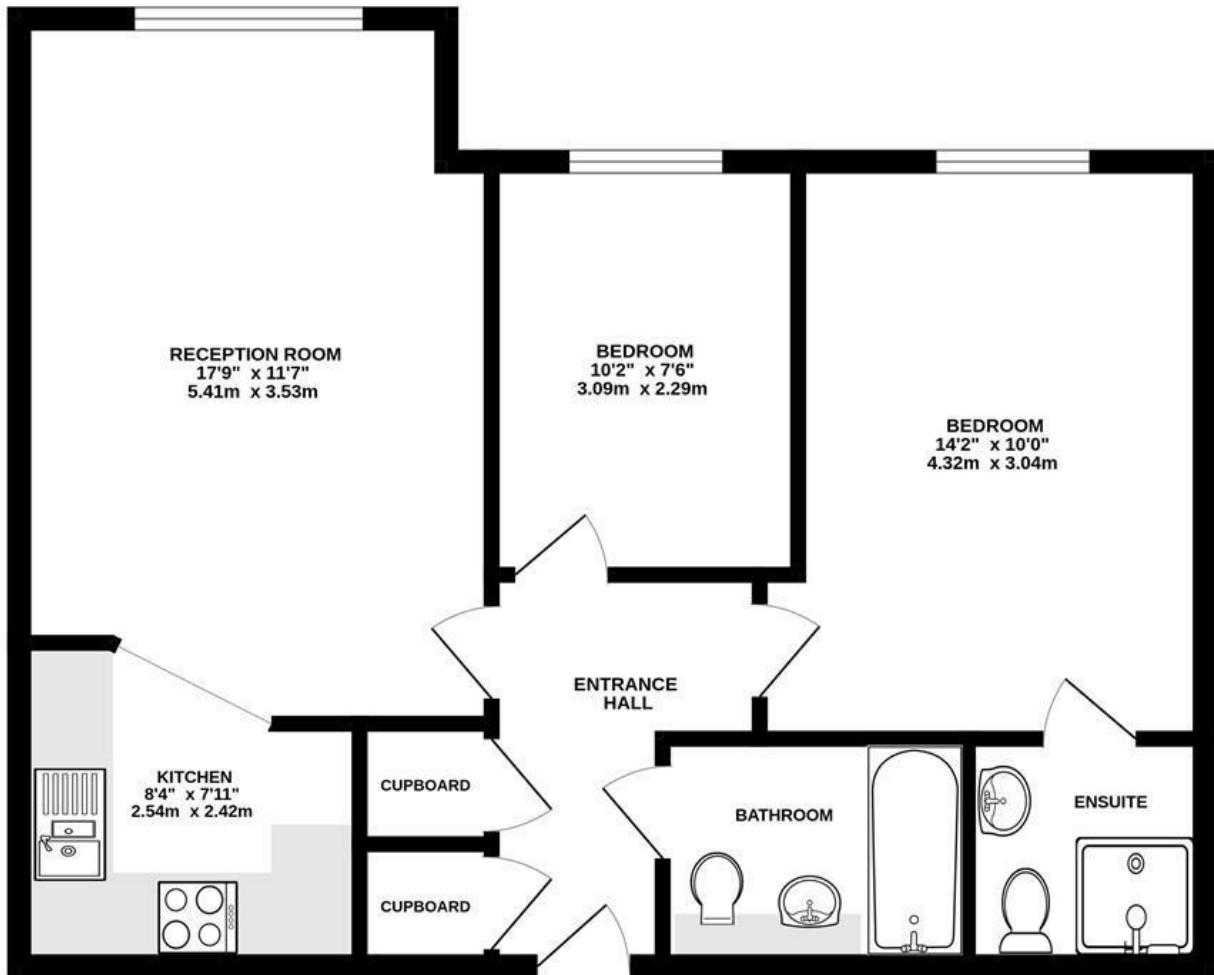
- Level access throughout property.
- Step free access to property.
- Wide doorways.
- Lift access to all floors.
- Step free access from carpark.





# FIRST FLOOR

611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.7 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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