

## Florence Close

Brentwood, CM13 3FQ

Located on this modern development is this two bedroom first floor apartment with its own private wrap around balcony. The accommodation includes entrance hall, open plan living/kitchen/dining area with a range of kitchen fitted appliances to remain, two double bedrooms the master with ensuite and built-in wardrobes. and additional bathroom. Externally there are two allocated parking spaces.

**Offers in Excess of £325,000 - Leasehold - Council Tax: C**

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## Entrance Hall

Entrance door, carpet, radiator, intercom system, cupboard with plumbing for washing machine.

Lease: 125 years from 1st Aug 2016

Ground Rent: Currently £350.00 per annum

Service Charge: Approx £1,500.00 per annum

## Open Plan Living/Kitchen/Dining Area

18'1 x 17'9 (5.51m x 5.41m)

Kitchen Area: Double glazed window to front, wall and base units, stainless steel single drainer sink, gas hob, oven, extractor, integrated fridge freezer and dishwasher, boiler. Living/Dining Area: Double glazed window to side, double glazed French doors to balcony, radiator.

## Please note

Please note that some of the images used in the marketing were taken in 2022.

## Bedroom One

10'4 x 9'4 (3.15m x 2.84m )

Double glazed window to front, carpet, radiator, fitted sliding wardrobes.

## En Suite

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

## Bedroom Two

12'1 x 10'4 (3.68m x 3.15m)

Double glazed window to side, carpet, radiator.

## Bathroom

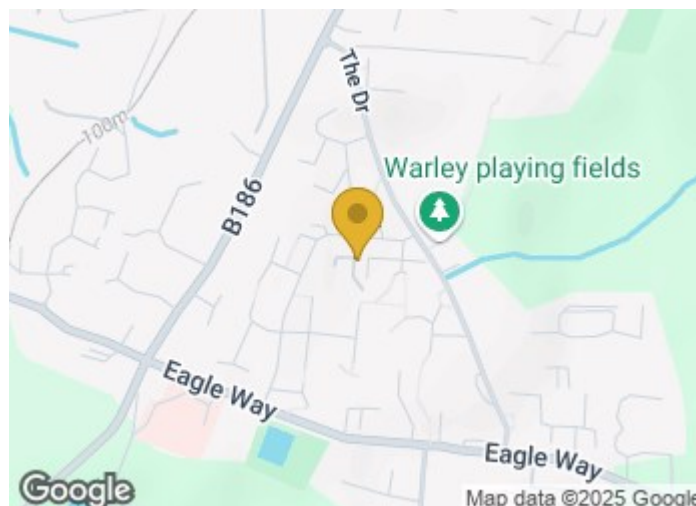
Panelled bath, wash hand basin, low level WC, heated towel rail, tiled flooring, part tiled walls.

## Parking

The property has two allocated parking spaces, one is undercover.

## Lease information

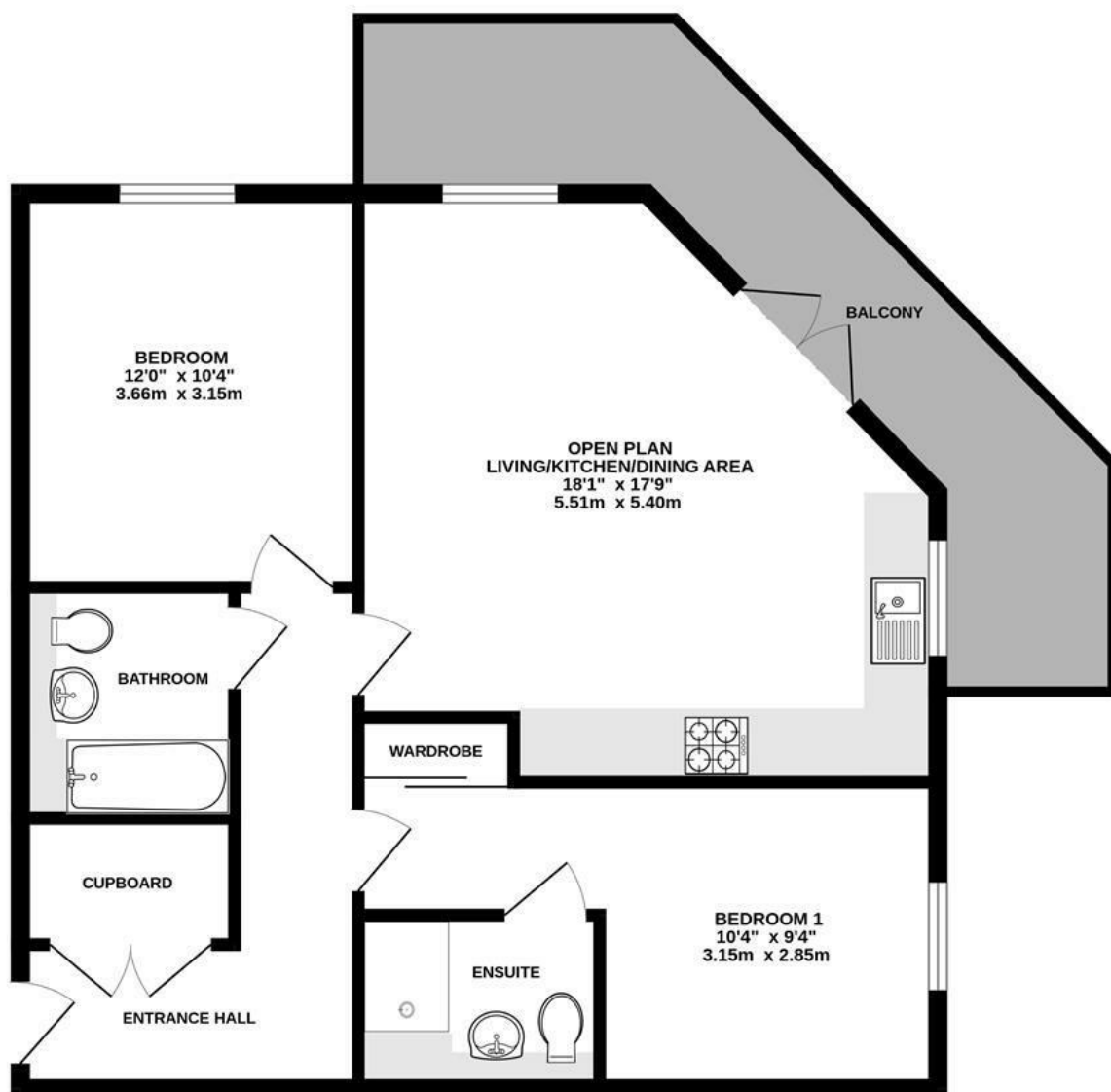
We have been advised by the seller the following information:







**FIRST FLOOR**  
727 sq.ft. (67.5 sq.m.) approx.



**TOTAL FLOOR AREA : 727 sq.ft. (67.5 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: C  
Tenure: Leasehold

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

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