



17 Coptfold House New Road

MEACOCK & JONES



An outstanding, large penthouse apartment situated in the very centre of Brentwood, ideally located for the mainline railway station, Elizabeth Line, and local amenities. A unique aspect to this property is that it offers two spacious outside areas, one of which is particularly large, with the benefit of a south westerly elevation that provides elevated views towards the City of London skyline. Offered to the market with no onward chain, this unique proposal will appeal to those in search of a home with generous proportions, a modern, open plan layout and secure, gated private parking.

## Offers over £460,000





From a secure entrance a front door opens to a:-

### Entrance Hall

A ceiling height of 9' very much provides an immediate impression of space. Spotlights to ceiling. Access to loft storage space. Wall mounted secure video entry system. Door to airing cupboard that incorporates the hot water cylinder with slatted shelving. Adjacent cloaks cupboard fitted with hanging rail and this incorporates the control for the fresh air circulation system.

### Open Plan Kitchen/Dining/Living Area 20'7" max x 16'11" max (6.277 max x 5.175 max)



### Kitchen Area



The kitchen has been comprehensively fitted with fine quality range of contemporary style white gloss units that comprise base cupboards, drawers and matching wall cabinets that run along an entire wall. A matching island unit has been fitted with a white quartz top that incorporates a stainless steel butler style sink, ribbed quartz drainer, mixer tap and an overhang that provides a breakfast bar capable of seating two people with ease. Integrated appliances to remain include a recently purchased dishwasher, Neff fan assisted main oven and grill, Neff microwave and small oven, a Neff washer/dryer and a Neff air filter. Induction hob. Integrated refrigerator, freezer and tall larder cupboard. The tiled area within the kitchen has underfloor heating.

### Dining/Living Area



A bright and spacious living area from which double glazed sliding doors open to the external south westerly garden area. Spotlights to ceiling. Integrated ceiling speakers. Air conditioning and air circulation systems incorporated. Additional light is drawn from a double glazed window to the side elevation.

### External Area/Balcony One



This penthouse property has the advantage of two external areas. As previously mentioned the main balcony area has a south westerly elevation, so is in sunshine throughout virtually the entire day. This area measures approximately 24'3 x 14'1. This has been decked with an additional area with artificial grass that currently provides an excellent seating area and is able to accommodate a good size table and chairs. This property is situated in a elevated position with far reaching views towards the City of London skyline, that can be seen on a clear day.

### Bedroom One 21'8" max x 11'8" max (6.61 max x 3.578 max)



Both bedrooms within this property are very generously proportioned. This principal bedroom has been fitted with an extensive range of floor to ceiling wardrobes contemporary style white gloss cupboards that provide ample hanging and shelving space. Integrated ceiling speakers. Heating/air conditioning and fresh air circulation systems. To the far wall is a matching dressing table with further cupboards and drawers below. Door to front balcony.

### External Area/Balcony Two



There is an additional balcony area situated at the front of the property and accessed from the main bedroom. Both balconies have stainless steel glass balustrade with elevated views of the surrounding local area. This area draws the morning easterly light and makes an ideal spot for sitting outside on warm summer mornings. Integrated spotlights to ceiling.



## En-suite Shower Room



The en-suite shower room comprises a wide walk-in wet room style shower with hand-held shower attachment with rainfall shower head and wall mounted controls. Vanity wash hand basin with mixer tap and drawer below. Close coupled WC. Tiling to floor with underfloor heating. Tiling to full ceiling height with feature mosaic effect vertical borders. Spotlights to ceiling. Integrated ceiling speakers. Obscure double glazed window to front elevation.

## Bedroom Two 13'7" x 13'1" max (4.145 x 4.005 max)



Like bedroom one, bedroom two has been fitted with a fine quality range of floor to ceiling wardrobes with cupboards fitted above that provide excellent storage space. Spotlights to ceiling. Heating/air conditioning unit and fresh air circulation unit. Double glazed window to side elevation that overlooks the internal courtyard.

## Bathroom



The bathroom comprises a tiled enclosed bath with built-in shower with wall mounted controls and glass shower screen. Close coupled WC. White vanity wash hand basin with mixer tap and cupboard below. Tiling to floor with underfloor heating and to full ceiling height with feature vertical mosaic effect style border. Spotlights to ceiling.

### Agents Note

Lease remaining: 125 years unexpired from 2014  
The most recent maintenance charge and reserve invoice was £1,293 for the six months April to September 2023.  
Ground rent: £125.00 every six months

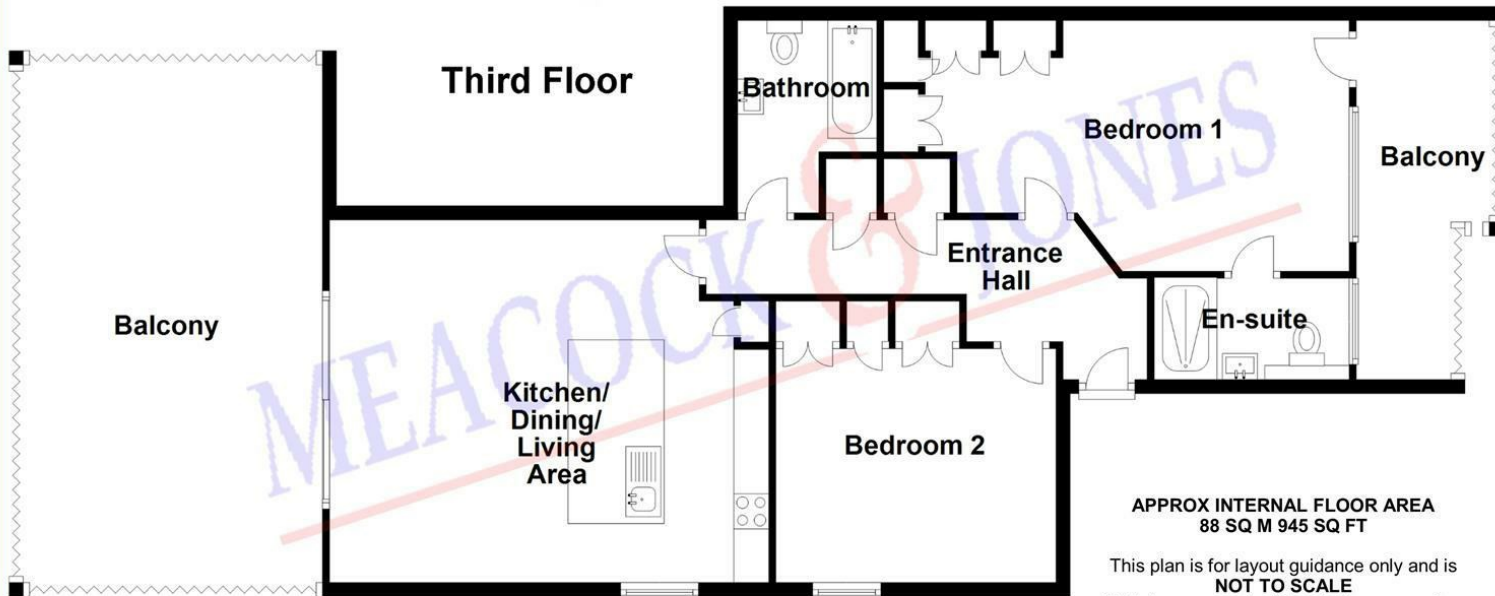












APPROX INTERNAL FLOOR AREA  
88 SQ M 945 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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### 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	

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### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	