



Flat 3, Luna Court 12 St James Road  
Brentwood  
£1,895 Per calendar month

**MEACOCK & JONES**

## Flat 3, Luna Court 12 St James Road, Brentwood, Essex, CM14 4JW

A most luxurious brand new purpose built first floor two bedroom apartment with en-suite to the master bedroom and open plan living space situated in the very centre of Brentwood, close to the mainline railway station and the many shops and bars in the High Street. The property benefits from a lift which provides access to the apartment, the two outside terraces with wonderful views towards London and the secure underground car park. There is also a well equipped gym for the use of residents and a concierge service.

The apartment is entranced from a door which opens to the reception area with concierge service.

### ENTRANCE HALL

A door to the apartment opens to the spacious hallway with engineered wood flooring. LED lights to ceiling. Video entry phone system Storage cupboard housing Neff washer/dryer. NuAire unit supplies pure air to all rooms within the apartment.

### BEDROOM ONE

16'6" max > 13'3" x 10'9" (5.05m max > 4.06m x 3.28m)

A spacious bedroom with two UPVC double glazed windows overlooking the side elevation. Radiator. A door leads to the:-

### EN-SUITE SHOWER ROOM

7'3 x 4'11 (2.21m x 1.50m)

Porcelain effect marble tiling to walls and floor. Large mirror. Wash hand basin with two drawer vanity unit below. Duravit WC close coupled WC. Chromium heated towel rail. Walk-in shower cubicle with wall mounted shower controls. LED lights to ceiling. Extractor fan. Underfloor heating.

### MAIN BATHROOM

Under floor heating. Porcelain marble effect tiles to floor and ceiling. Tile enclosed bath with shower screen and drench head shower above. Close coupled WC. Chromium heated

towel rail. White wash hand basin with two drawer vanity unit below. Large mirror. Extractor fan. LED lights to ceiling.

### BEDROOM TWO

16'6" max > 9'1" x 9'6" (5.05m max > 2.77m x 2.90m)

Large picture window to the side elevation.

### KITCHEN/LIVING AREA

20'7 max x 15' max (6.27m max x 4.57m max)

The lounge area has French doors with Juliette balcony to overlooking the front elevation. Additional side window. Bespoke fitted blinds to patio doors and windows. Continuation of engineered wood flooring. LED lights to ceiling. The lounge area is open to the kitchen area which is tastefully appointed with a range of base and eye level units with quartz worktops above. NEFF built in appliances include a microwave, oven and induction hob with extractor above and glass splashback. Stainless steel sink. Integrated Neff dishwasher and fridge/freezer. Quartz worktops.

### AGENTS NOTE

Secure underground parking with one allocated parking space.

Well equipped gymnasium

Concierge service

Two outside terraces.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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	

