



**Flat 13 Swallow Court Gresham Close
Brentwood
Offers over £250,000**

MEACOCK & JONES

* OFFERS INVITED IN THE REGION OF £250,000 - £275,000 "

Located in a small and attractive purpose built block this conveniently positioned top floor apartment is an easy walk to local shops on Warley Hill and just 0.6 miles from Brentwood High Street. The property is situated 0.3 miles from Brentwood mainline railway station with Elizabeth line connection to London and benefits from a share of the freehold plus two allocated parking spaces. No onward chain.

- **Two Bedrooms**
- **Two Allocated Parking Spaces**
- **Generously sized Kitchen/Living space**
- **No Onward Chain**
- **Bathroom**
- **Located 0.3 Miles from Brentwood Mainline Railway Station**
- **Large entrance Hall**
- **0.6 Miles from Brentwood High Street**



Entranced from a solid wood entrance door.

Entrance Hall

Glass brick wall separating the hall from the living area. Radiator. Access to loft storage space. Entry phone system.

Kitchen/lounge space 15'3 x 15'2 max (4.65m x 4.62m max)

A bright dual aspect room. UVC double glazed windows. To one end is the kitchen area. Fitted with a range of maple style Shaker base and eye level cabinets with contrasting laminated worktops. Vinyl flooring. Integrated fridge/freezer. Four ring gas hob with oven below and built-in chimney extractor hood above. Space for washer/drier. Sink unit with drainer unit. Tiled splashback. Two radiators.

Bathroom 8'9 x 4'9 (2.67m x 1.45m)

Tiling to walls. Vinyl flooring. Back to wall WC. Panelled bath with hand held shower control above. Spotlights to ceiling, Razor point. Wash hand basin. Radiator.

Bedroom One 11' x 9'9 (3.35m x 2.97m)

A good sized double bedroom. UPVC double glazed window to the side elevation with radiator below. Built-in hanging space.

Bedroom Two 12'1 x 8'5 (3.68m x 2.57m)

Another good sized room situated at the rear of the property. UPVC double glazed window with radiator below.

Agent's Note

The property benefits from its two allocated under cover car parking spaces.

This is a leasehold property with a share of the freehold.

The lease term is 125years from 1/6/1998

Service Charge in 2023 was £1.080 per annum.

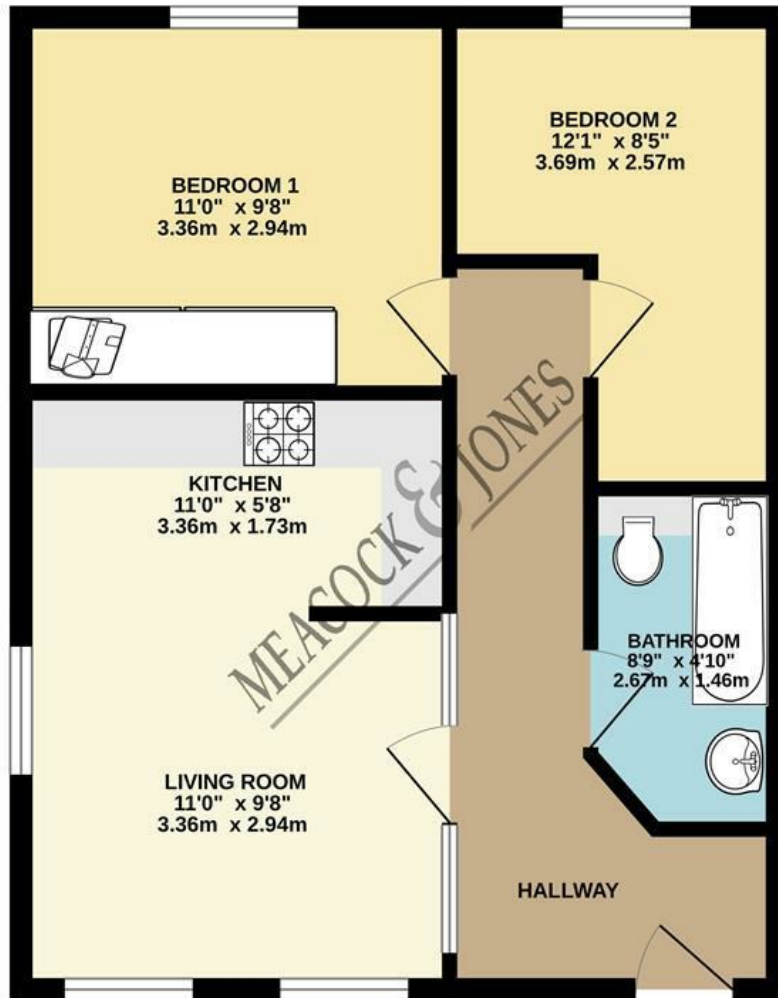
Disclaimer

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.





GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(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 ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions				
England & Wales			EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 485 sq.ft. (45.1 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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