



**16 Pope Court The Galleries**  
**Warley**  
**£425,000**

**MEACOCK & JONES**

OFFERED WITH NO ONWARD CHAIN. An exceptional two bedroom ground floor apartment, impeccably renovated with many original features situated in the classic listed building of the Galleries development. This high quality conversion provides an abundance of period features with generous living accommodation throughout, the two bedrooms both have their own en-suites. The property has the benefit of allocated parking and is situated 0.8 miles from Brentwood Railway Station, close to Brentwood Town Centre and is within easy access to both the A12 and M25 motorways.

• Magnificent Ground Floor Two Bedroom Apartment

• Large Living Area

• Excellent Location

• En-suite Shower Room

• Period Features

• NO ONWARD CHAIN

• En-suite Bathroom

• Allocated Parking Space

• Contemporary Kitchen

• Close to Brentwood Railway Station and Shops



Approached from a communal foyer the apartment is located on the ground floor. A solid wood arched front door opens to:-

### **Bedroom Two 11'8 x 9'5 (3.56m x 2.87m)**



A good size bedroom with featured honeycomb ceiling. Picture sash window with views of the gardens and fitted with plantation shutters. Radiator. Two wall lights. Door to:-

### **En-suite Shower Room 8'8 x 6'2 (2.64m x 1.88m)**



Tastefully decorated with walk-in shower with overhead and hand-held shower attachment, pedestal wash hand basin and back to wall WC. Chrome towel rail. Tiling to floor and part tiling to the walls. Spotlights to ceiling. Extractor. Shaver point. Cupboard houses the mega-flow system and also a useful space for a washer/dryer.

### **Kitchen/Dining/Living Area 21'8 x 21'8 (6.60m x 6.60m)**



This most impressive room has a high triple feature honeycomb ceiling. The room is illuminated by three picture sash windows fitted with plantation shutters. Wall light points. Three radiators. To one wall is the kitchen fitted with a range of contemporary style units to base and eye level. A quartz worktop incorporates a one and a quarter bowl stainless steel sink unit with mixer tap. Appliances include a one and a half ovens, electric hob with chimney extractor above, integrated dishwasher, integrated fridge-freezer. Solid wood flooring. Steps rise up to:-

### **Bedroom One 13'6 x 8'7 (4.11m x 2.62m)**



This bright and spacious bedroom is illuminated by picture sash windows overlooking the gardens and fitted with plantation shutters. Feature honeycomb vaulted ceiling. Wall lights. Radiator. Door to:-

### **En-suite Bathroom 8'8 x 6'2 (2.64m x 1.88m)**



A stylishly appointed bathroom fitted with a tiled enclosed bath with wall mount and hand held shower

and glass shower screen. Wash hand basin with mixer tap. Back to wall WC. Chrome towel rail. Razor point. Tiling to floor and part tiling to walls. Large mirror. Sash window with plantation shutters.

### **Agent' Note**

Service Charge: £2,083.20 per 6 months

Ground Rent: £300.00 per annum

Leasehold - 175 years from 25th March 2006 - 157 years remaining

Allocated Parking

### **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



APPROX INTERNAL FLOOR AREA  
76 SQ M 822 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	39
	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		