



**MEACOCK & JONES**

2 Bedrooms

Apartment

Located in Warley

**£350,000**



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# 5 Nightingale Court The Galleries Warley

Brentwood | | CM14 5FZ



An exceptional two double bedroom second floor apartment within the stunning award winning Galleries development in Warley. Nightingale Court was constructed in 2012 and forms part of the prestigious Galleries development. The apartment's layout is thoughtfully designed to maximise space and comfort. Surrounded by stunning, well-tended communal gardens with views across to the London skyline in the distance. Additionally, the property comes with the added benefit of an allocated parking space 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. Good schooling is only a short drive away. No Onward Chain.

The entrance hall with solid wood oak flooring gives access to the spacious lounge/dining area that provides an inviting atmosphere for relaxation and entertaining. The room seamlessly connects to a comprehensively fitted kitchen comprising modern black high gloss units, drawers and matching wall cabinets with contrasting worktops. The apartment has two well-proportioned bedrooms fitted with built-in wardrobes, providing ample storage. The principal bedroom features an en-suite shower room while the additional bathroom serves the second bedroom enhancing the apartments functionality.

This apartment is an excellent opportunity for anyone seeking a stylish and comfortable home in a vibrant community. With its modern features and prime location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this exceptional property your own.

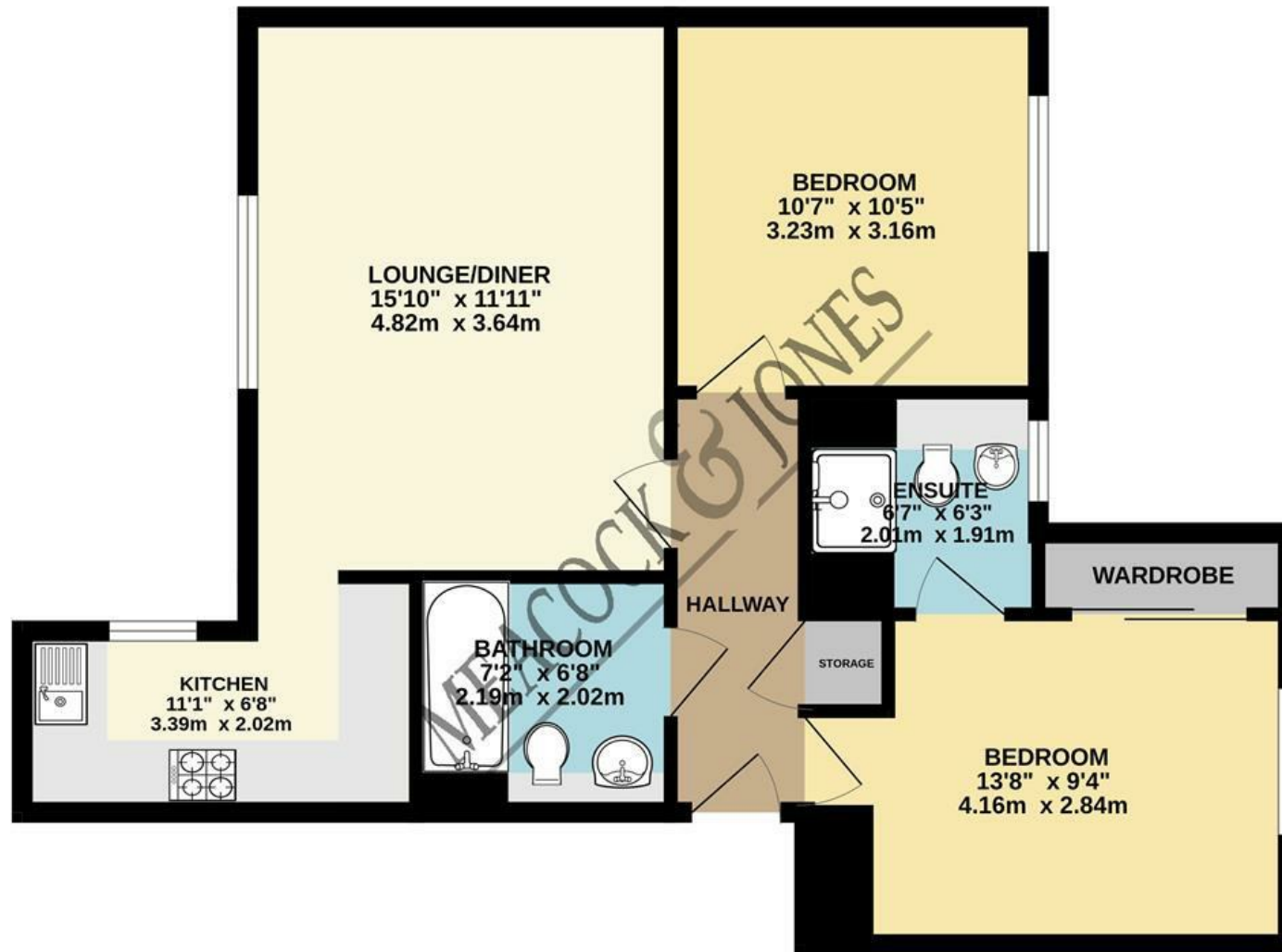
# 5 Nightingale Court The Galleries

£350,000 Leasehold

- Magnificent Second Floor Two Bedroom Apartment
- Bathroom
- Spacious Living/Dining Area
- Allocated Parking Space
- Close to Brentwood Railway Station and Shops
- En-suite Shower Room
- Contemporary Kitchen
- Double Glazing Throughout
- Communal Gardens
- NO ONWARD CHAIN



GROUND FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.0 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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## Accommodation Comprises of:-

### Entrance Hall

### Bedroom One

13'3 max x 9'4 max

### En-suite Shower Room

### Bathroom

### Bedroom Two

10'7 max x 10'5

### Lounge/Diner

15'max x 11'11

### Kitchen

11' x 6'8

### Communal Gardens

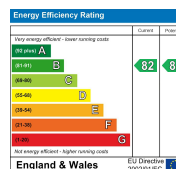
### Allocated Parking

Service Charge £3,716.14 PA

Ground Rent £300 PA

**Council Tax Band: E**

**Local Authority:**



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