



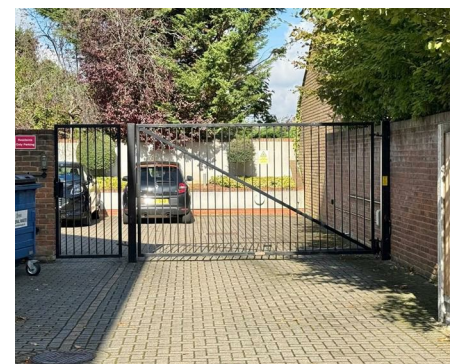
MEACOCK & JONES

2 Bedrooms

Apartment

Located
in Brentwood

Guide Price
£325,000 - £350,000



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3 Waterford House Highland Avenue Brentwood

Brentwood | | CM15 9DD



*** Initial Offers Invited In The Region Of £325,000 - £350,000 *** Set in a fantastic location, close to Brentwood High Street, is this purpose built ground floor apartment with two double bedrooms and finished to a high standard throughout.

The very spacious hallway has attractive panelling to walls and leads into all of the rooms. Bedroom one is of good size and has the benefit of floor to ceiling height wardrobes to one wall. Bedroom two is also of good size and is a bright and airy room. The fully tiled bathroom is nicely fitted with a modern three piece white suite, comprising a bath with overhead shower, sink and back to wall wc. The kitchen/living area is a fantastic space, beautifully designed, with SMEG integrated appliances, quartz work tops and attractive modern cabinets. The living area is very spacious with plenty of room to arranged lounge furniture along with a table, plus a door leading to a private outside space, ideal to set out some chairs to relax or entertain.

Externally, there is the benefit of gated parking with one allocated space, and bike storage. With the outstanding schools in the nearby area, this makes a great opportunity for young families, commuters or as an ideal investment opportunity. There are many local parks in the area, plus fitness centres and plentiful shopping and socialising opportunities in the high street and locally. Brentwood station is within an easy walk and offers the now established Elizabeth Line with links into London and beyond.

3 Waterford House Highland Avenue

Guide Price £325,000 - £350,000 Leasehold

- SPACIOUS GROUND FLOOR APARTMENT
- FANTASTIC KITCHEN/LIVING AREA
- SUPERB CENTRAL LOCATION
- ONE MILE TO BRENTWOOD STATION & ELIZABETH LINE
- PRIVATE OUTSIDE SPACE
- TWO DOUBLE BEDROOMS
- GATED ALLOCATED PARKING SPACE
- 0.3 MILES TO BRENTWOOD HIGH STREET
- EXCELLENT SCHOOLS NEARBY
- HIGH STANDARD OF FINISH THROUGHOUT



**APPROX INTERNAL FLOOR AREA
TOTAL 58 SQ M 622 SQ FT**

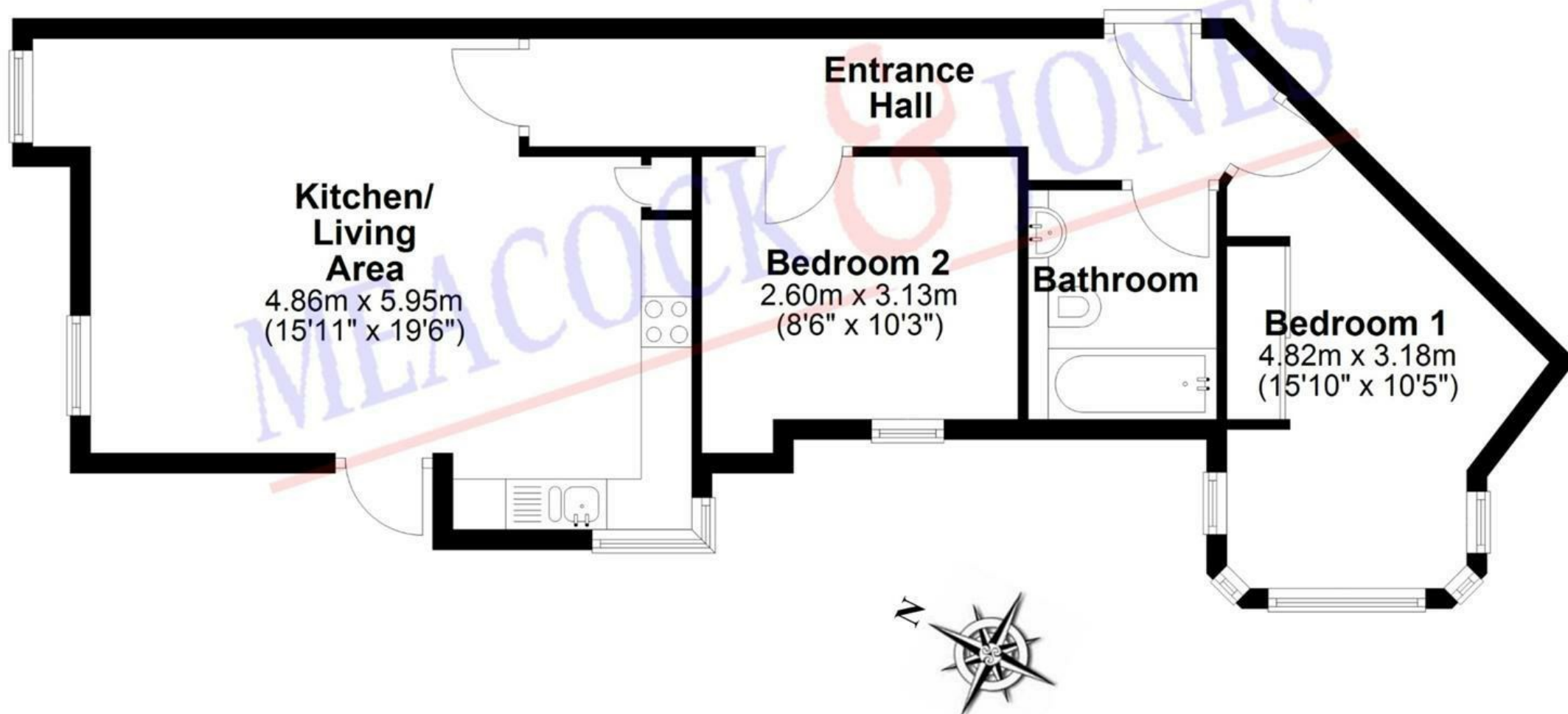
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This plan is for layout guidance only and is
NOT TO SCALE

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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Ground Floor



Accommodation comprises:

Entrance Hallway

22' in depth

Bedroom One

15'10 max into bay window x 10'5 max

Bedroom Two

10'3 x 8'6

Bathroom

Kitchen/Living Area

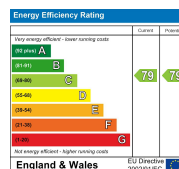
19'6 x 15'11

Agents Note Service charge £2129.92 pa

Agents Note Ground rent £300pa

Council Tax Band: E

Local Authority:



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

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