



**Flat 10 Coptfold House New Road
Brentwood
Offers in excess of £425,000**

MEACOCK & JONES

An outstanding two bedroom first floor apartment situated in the very centre of Brentwood, ideally located for the mainline railway station, Elizabeth Line, and local amenities. This beautifully presented property benefits from two spacious bedrooms, en-suite to bedroom one, large open plan kitchen and living room, secure gated parking with allocated parking space and a good size balcony with views towards St Thomas' Church.

- Two Bedroom First Floor Apartment
- Luxuriously Appointed Bathroom
- Beautifully Presented Throughout

- En-suite Shower Room
- Balcony
- Close to Brentwood Mainline Station and shopping Broadway

- Large Open Plan Kitchen and Living Area
- Secure Gated Parking

- Modern Kitchen
- Allocated Parking Space



From a secure entrance a solid wood front door opens to a:-

Entrance Hall

A bright and spacious entrance into this appealing home measuring approximately 17'4 in length. Entry phone system. Security alarm. LED lights to ceiling. Doors to:-

Lounge/Dining Area 17'11 x 15' (5.46m x 4.57m)



A well proportioned living/dining area illuminated by a double glazed window to the rear elevation. LED lights. Sliding patio doors to the large balcony with glass balustrade and composite decking. This area currently provides an excellent seating area with delightful views of St. Thomas' Church.

Kitchen Area 10'1 x 9' (3.07m x 2.74m)



The kitchen area has been comprehensively fitted with fine quality range of contemporary style white gloss units that comprise base cupboards, drawers and matching wall cabinets. Contrasting Quartz worktop incorporating a stainless steel sink with mixer tap. Breakfast bar. Integrated Neff fridge and freezer, one and a half oven and electric ceramic hob with extractor fan above. Pennisular unit with integrated dishwasher, washing machine and tumble dryer. Tiling to the floor with underfloor heating. Ventilation heating system. Recess ceiling lights

Bedroom One 17' x 11'6 (5.18m x 3.51m)



A well proportioned bedroom with double glazed window to side elevation. Built-in floor to ceiling wardrobes provide ample hanging and shelving space. Built-in airing cupboard which also houses the mega-flow unit. Ventilation heating system. Spotlights to ceiling. Door to:-

En-suite Shower Room 9' x 3'11 (2.74m x 1.19m)



Comprises a walk-in shower, wall mounted wash

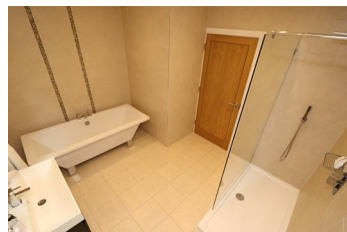
hand basin with drawer vanity unit below and low level WC. Tiling to walls and tiling to the floor with underfloor heating. Obscure double glazed window to side elevation.

Bedroom Two 12'6 x 12'1 (3.81m x 3.68m)



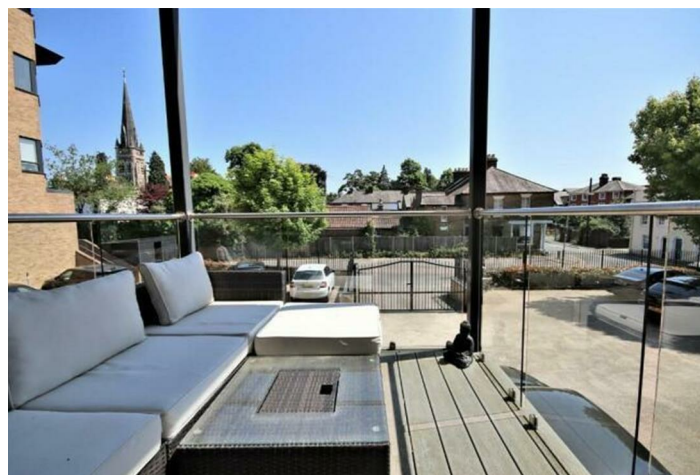
Another good size double bedroom with double glazed window to side elevation. Fitted bespoke wardrobes provide excellent clothes storage. LED lights to ceiling.

Bathroom 9'2 x 2'9 max (2.79m x 0.84m max)



A luxuriously appointed bathroom with freestanding bath, suspended wall mounted wash hand basin with drawer beneath. Large walk-in shower cubicle and WC. Tiling to the walls. Tiling to the floor with underfloor heating.

Externally



Electric security gates lead to an enclosed communal car park with allocated parking space. Refuse storage area.

Agent's Note

Leasehold - 125 years from 2013 - 113 Years remaining
Ground Rent: £175 every 6 months
Service Charge: £1,026.10 every 6 months

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(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 APPROX. FLOOR AREA 929 SQ.FT. (86.3 SQ.M.)
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