



Bear Estate Agents are absolutely thrilled to bring to the market this beautifully presented and lovingly cared for two double bedroom first floor apartment which profits greatly from its own balcony facing mature woodland, its own garage, a lengthy lease of 150 years plus the most favourable of locations within walking of Brentwood High Street and the vast array of shops and amenities it has to offer.

- First Floor Flat
- Kitchen/Diner (15'7 x 8'5)
- Bedroom 2 (10'0 x 7'8)
- Pleasant Balcony
- Communal Car Park Plus Garage
- Lounge (15'10 x 13'5)
- Bedroom 1 (13'6 x 10'1)
- Bathroom
- Ample Storage
- Lengthy 150 Year Lease

Broomwood Gardens

Brentwood

£300,000

Offers In Excess Of



Broomwood Gardens



Internally the new owner will be greeted by the welcoming entrance hall which allows access to both sizeable bedrooms, the family bathroom suite and the main living area.

The master bedroom measures a generous 13'6 x 10'1 complete with fitted wardrobes whilst bedroom two measures a sizeable 10' x 7'8.

The family bathroom suite sits opposite the master bedroom and consists of the W/C, washbasin and bathtub with overhead shower.

Worthy of special mention is the stunning and open plan kitchen, dining and living area which fantastically incorporates all three areas and creates the perfect environment in which to both entertain and relax. The main living area measures 15'7 x 13'5 and this leads through to the equally impressive kitchen come diner which measures a further 15'7 x 8'5.

There is a pleasant balcony off of the living area with large sliding doors both allowing access and also flooding the room with natural light. The balcony overlooks mature woodland to the front and as such is completely unoverlooked.

Further external benefits include your own allocated garage plus a wealth of communal parking.

This wonderful home is within walking distance of Brentwood High Street offering an abundance of local shops and amenities, as well as being a very short distance to Larchwood Primary School. The Brentwood Leisure Centre and Bishops Hall Park are also within walking distance. Finally, the property provides good access to Larkins Playing Fields.

Internal viewings come strongly recommended so that one can appreciate and acknowledge first-hand all that this wonderful home has to offer.

Leasehold - 150 Years Remaining.
Service, Maintenance & Ground Rent Approx £166 PCM.
Council Tax Band C.
Approximate Annual Bill £1,852.

First Floor Flat

Lounge (15'10 x 13'5)

Kitchen/Diner (15'7 x 8'5)

Bedroom 1 (13'6 x 10'1)

Bedroom 2 (10'0 x 7'8)

Bathroom

Pleasant Balcony

Ample Storage

Communal Car Park

Garage

Walking Distance To Brentwood High Street

Fine Finish Throughout

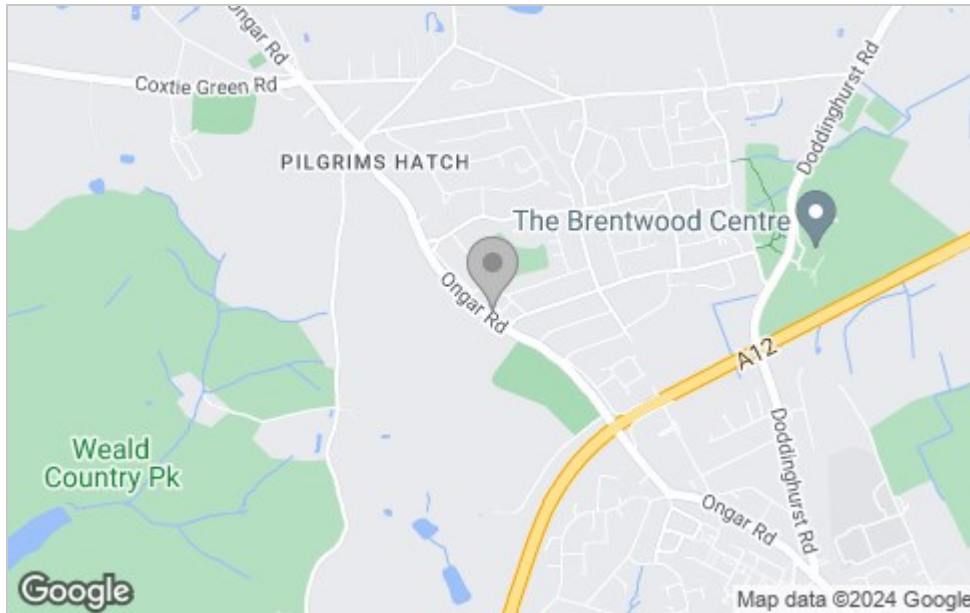
Lengthy 150 Year Lease



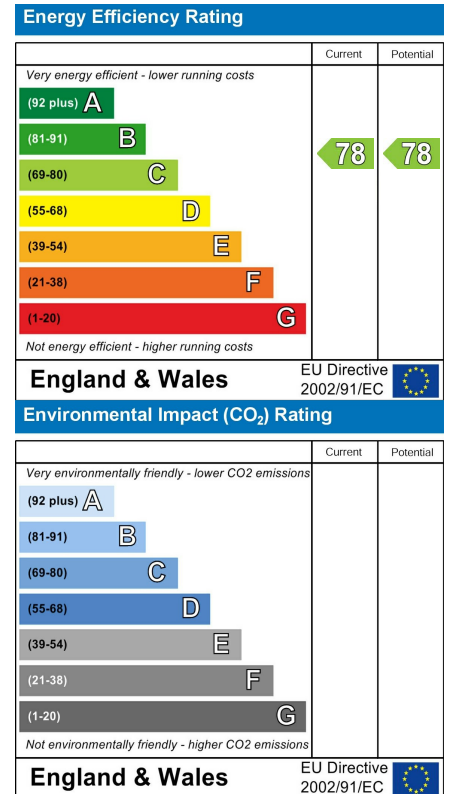
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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