

## Lorne Road

Brentwood, CM14 5HH

\*\*\* GUIDE PRICE £240,000 TO £260,000 \*\*\* First floor apartment was converted from offices now and offers modern interior throughout. The property is entered via communal entrance with entry phone system and stairs rising to first floor. Personal entrance door leads to an entrance hall with open plan living/kitchen/dining area with feature corner window and further window to front. The modern fitted kitchen, modern bathroom suite and a double bedroom. The property benefits from private parking space, and there is also bin storage and bicycle rack. The property is ideal for first-time purchase or investment buy to let.

**Guide Price £240,000 - Leasehold - Council Tax: D**

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## Entrance Hall

Entrance door, intercom system, carpet.

## Kitchen/Lounge/Diner

19'9 x 10 (6.02m x 3.05m)

Feature curved window to front, double glazed window to front, two radiators, laminate flooring, open plan to kitchen.

Wall and base units, electric hob, electric oven, with electric extractor over, stainless steel single drainer sink, boiler, laminate flooring, open plan to lounge/diner.

## Bedroom

12'5 x 11 (3.78m x 3.35m)

Double glazed windows to the front, radiator, carpet.

## Bathroom

Low level WC, wash hand basin, panelled bath with overhead shower, heated towel rail, extractor, part tiled walls, vinyl flooring.

## Parking

One allocated parking space.

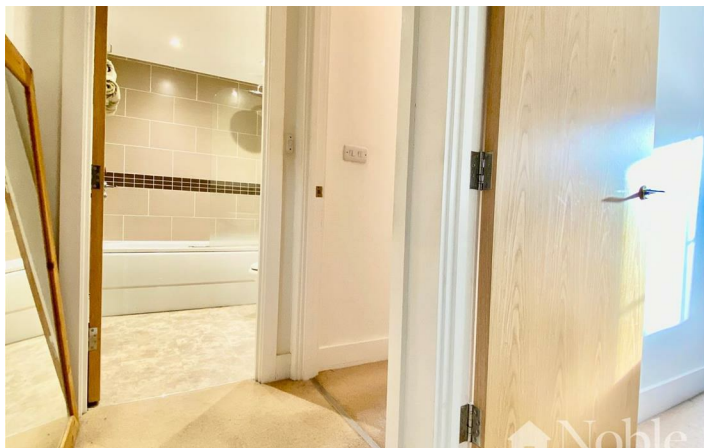
## Lease Information

We have been advised by the vendors of the following:

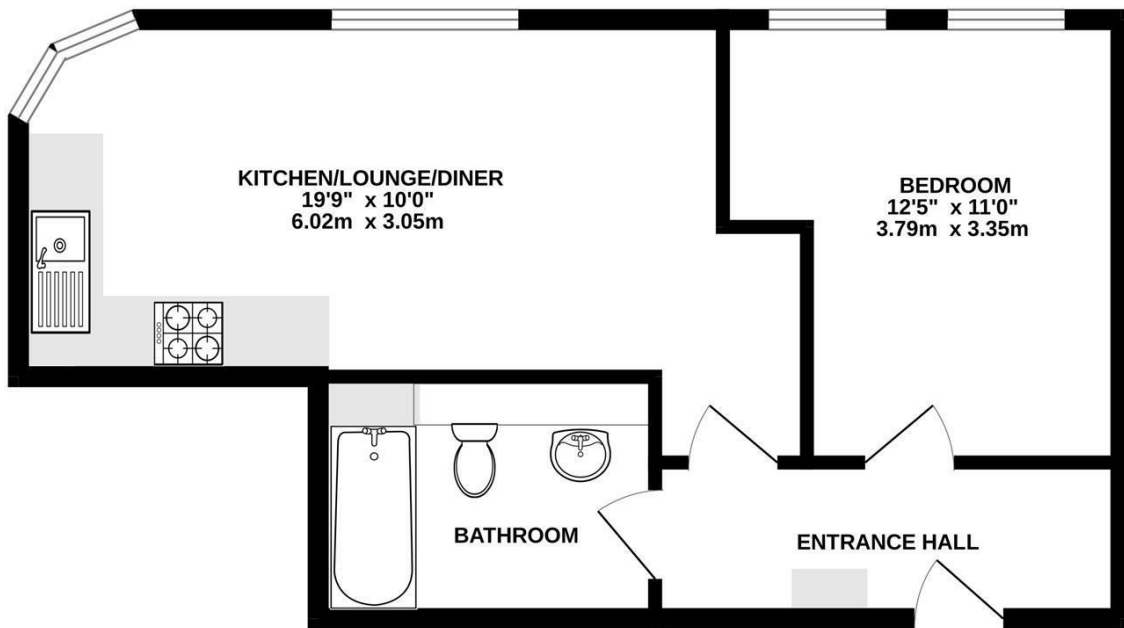
Lease length - 116 years remaining  
Service Charge - £985.20 Per annum  
Ground rent £480 Per annum







**1ST FLOOR APARTMENT**  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 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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Material Information:  
Council Tax Band: D  
Tenure: Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	