



## Gresham Road

Brentwood, CM14 4HW

\*\*\* GUIDE PRICE £240,000 TO £260,000 \*\*\* Located within easy reach of Brentwood Mainline Railway Station with its links to London Liverpool Street and Elizabeth Line. Second floor two bedroom apartment. The internal accommodation comprises entrance hall, large lounge/diner, fitted kitchen, two bedrooms, white bathroom suite and also benefits from its own personal garage.

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

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## Main Entrance

Entrance via secure entry phone system.  
Stairs ascending to the upper floors.

## Entrance Hall

Entrance via a solid wood door, carpet,  
Large airing cupboard housing newly  
installed water tank.

## Lounge/Diner

15'1 x 11'3 (4.60m x 3.43m)  
Double glazed window to front, electric  
storage heater, carpet.

## Kitchen

8'8 x 6'3 (2.64m x 1.91m)  
Double glazed window to front, The kitchen  
has a range of eye and base level units  
with contrasting work surface over. Inset  
sink drainer with mixer tap and waste  
disposal unit. The integrated appliances  
include electric hob and oven with extractor  
over. Provision for washing machine and  
fridge freezer. Part tiled walls, tiled  
flooring.

## Bedroom One

14'6 x 7'11 (4.42m x 2.41m)  
Double glazed window to rear, electric  
storage heater, carpet.

## Bedroom Two

10'3 x 5'11 (3.12m x 1.80m)  
Double glazed window to rear, electric  
heater, carpet.

## Bathroom

6'4 x 6'2 (1.93m x 1.88m)  
Panel bath with electric shower over,  
rainfall head and hand attachment, low  
level WC and pedestal wash hand basin.  
Tiled walls. tiled walls, tiled flooring.

## Garage en Bloc

Up and over door.

## Parking

There is resident's parking, not allocated

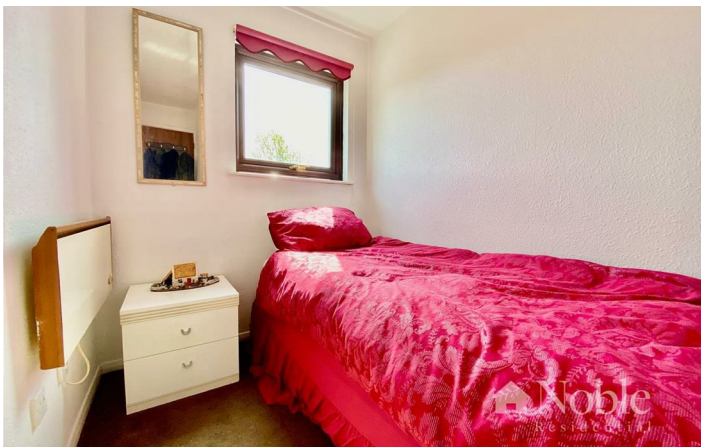
## Service Charge

We have been advised by the vendor of the  
following:

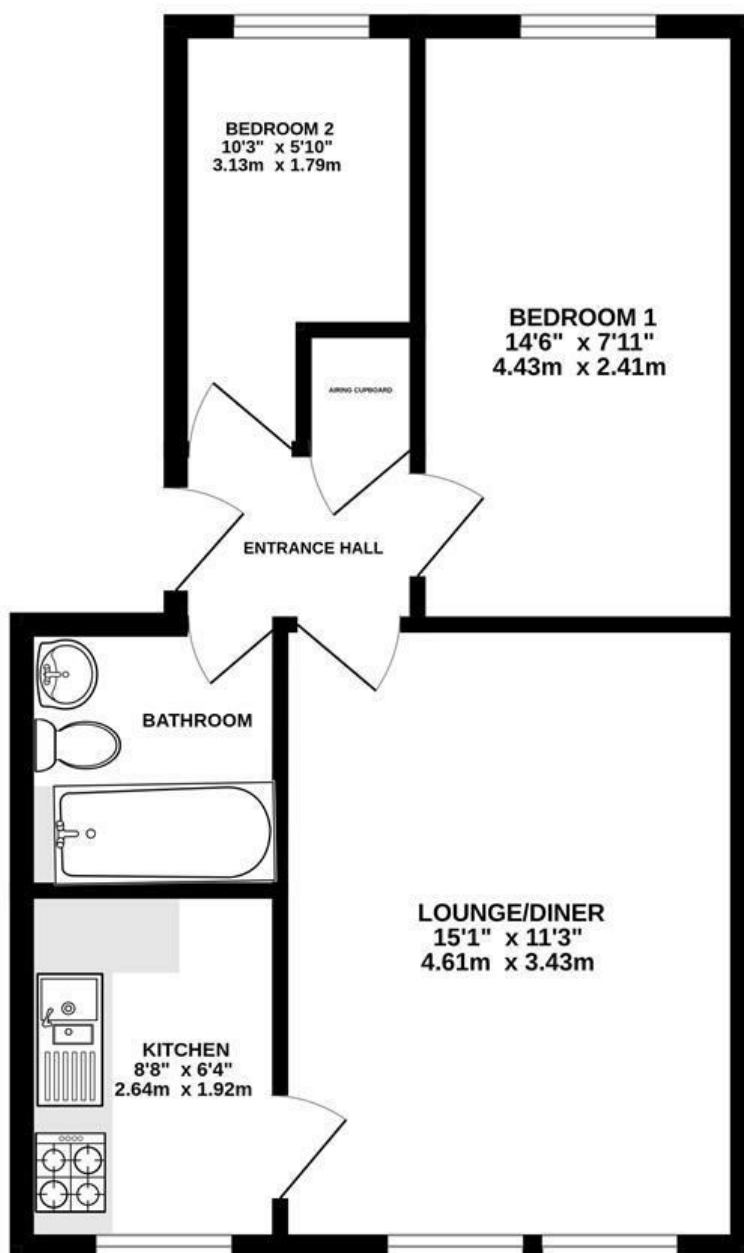
Service charge per annum is £1040.40  
Ground rent is £100 per annum  
The lease has 117 remaining

The carpark is to have all potholes etc  
repaired at no expense to the owners of  
the property.





SECOND FLOOR APARTMENT  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 459 sq.ft. (42.6 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: C  
Tenure: Leasehold

