



Connells

Nightingale Court The Galleries
Warley Brentwood

Nightingale Court The Galleries Warley Brentwood CM14 5FZ

for sale offers in excess of
£330,000



Property Description

NO ONWARD CHAIN. A stunning two bedroom ground floor apartment that benefits from an allocated parking space and a private and gated south facing courtyard, accessed from the kitchen/lounge.

The apartment is sat inside Nightingale Court, a newer building erected in 2015. So whilst on the grounds of Warley Hospital, the building has only ever been residential apartments.

Access into the building is via a secure entry system, where stairs lead down to the apartment. A big selling point is that this is the only apartment on this level, giving the feeling of a private hallway as well. Inside, a hallway leads to all rooms, including a built in cupboard, the family bathroom, the master bedroom with end suite and built in wardrobes, the second bedroom and the open planned kitchen/lounge/diner. This room measures in at 22'6 x 13'7 with the kitchen providing a range of integrated appliances. One of the best features however, is the private and gated south facing courtyard bringing the outside in. Very few apartments in the Galleries can boast having any outdoor space so this certainly will be a huge selling point to anyone looking to move to the complex.

The property sits just 0.6 miles from Brentwood mainline railway station, the property would make an ideal base for commuters as well as an excellent investment opportunity.

The Galleries Concierge are on hand from 8am to 8pm, Mon-Fri to handle parcel deliveries and key management.

Entrance Porch

Lounge / Kitchen

22' 6" x 13' 7" (6.86m x 4.14m)

Bedroom One

11' 7" into wardrobes x 9' 8" (3.53m into wardrobes x 2.95m)

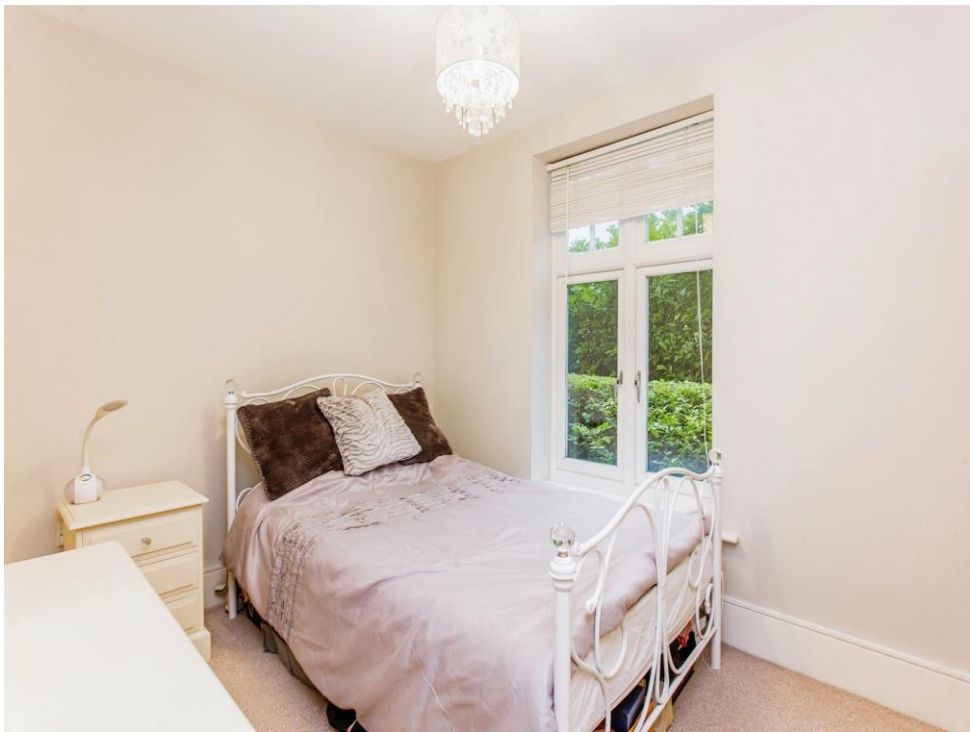
En Suite

6' x 5' 6" (1.83m x 1.68m)

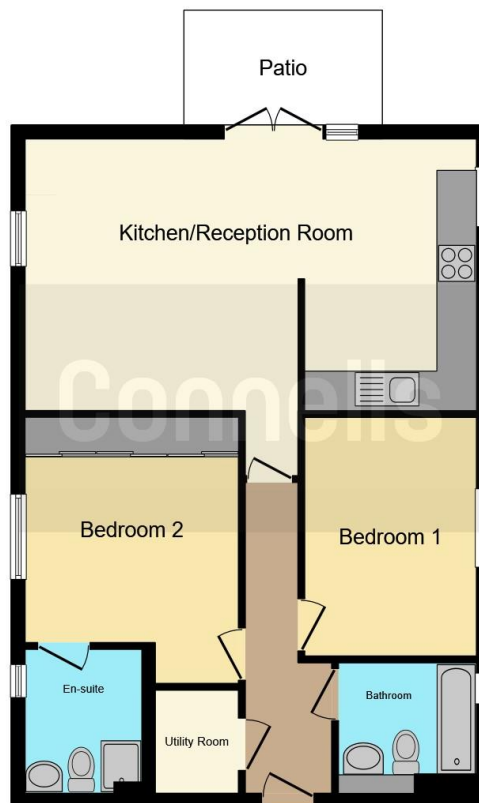
Bedroom Two

6' 11" x 5' 8" (2.11m x 1.73m)









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01277 655 555
E billericay@connells.co.uk

96 High Street
 BILLERICAY CM12 9BT

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/BCY307334

This is a Leasehold property with details as follows; Term of Lease 175 years from 25 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BCY307334 - 0014