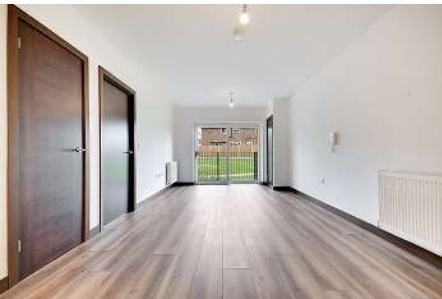


# HOME



**Brentwood**  
**£252,500**  
**1-bed brand new apartment**

## Halcyon Place, London Road

Are you a first time buyer looking for a luxury apartment but can't afford the price tag? Have you considered the Discount Marketing Scheme? This brand new development offers an 100% ownership of the home but purchasing at just 80% with ZERO rent to pay on the remaining 20%. Being built to a high specification with your own balcony and being just 0.2 miles from Brentwood High Street and 0.6 miles from the station with direct links into London, this home must be viewed!

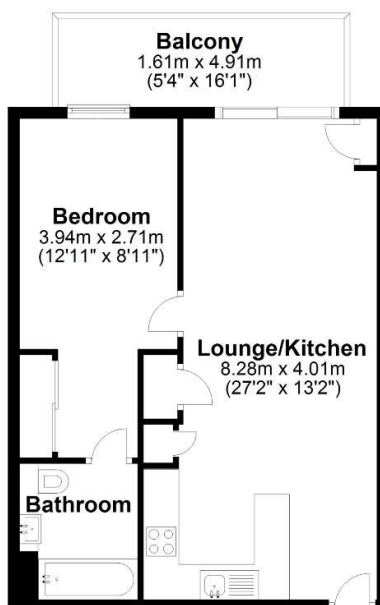
As you first approach the development, which was formally the old police station, the first thing you will notice is it's contemporary design and spacious surround. Entering the block through it's communal entrance with seating area and mirrored wall you can gain access to the apartment via the lift or stairs. Heading into the apartment you will be greeted by an open plan kitchen/diner/living room with sliding doors onto your south east facing balcony. The kitchen has been fitted with fully integrated appliances including dishwasher, washer/dryer and fridge/freezer. The bedroom overlooks the communal gardens and has a dressing area with built in wardrobes and leads into the spacious bathroom with anti fog mirror, electronic shower and taps. The property is built with 999 year lease and there is zero ground rent to pay.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

## Ground Floor



APPROX INTERNAL FLOOR AREA  
50 SQ M 545 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
63 SQ M 714 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

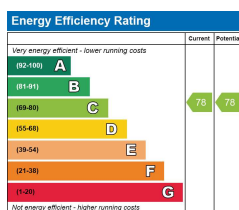
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

Copyright  
**HOME**

### Features

- Newly converted building
- Two double bedrooms
- Master enjoying dressing area
- Built in wardrobes
- Open plan living/ dining/ kitchen area
- Fully integrated appliances
- Modern white bathroom suite
- Allocated parking bay
- 0.2 miles from Brentwood high street

### EPC Rating



### The Nitty Gritty

Tenure: Leasehold

Council Tax Band: T.B.C.

Lease length: 999 years from  
September 2020, expiring 3019. 996  
years remaining.

Ground rent: Peppercorn.

Service charge: £1208.59. The service  
charge is reviewed annually.

As an integral part of the community,  
we've gotten to know the best  
professionals for the job. If we  
recommend one to you, it will be in good  
faith that they'll make the process as  
smooth as can be. Please be aware that  
a small number of the parties we  
recommend (certainly not the majority)  
may on occasion pay us a referral fee up  
to £200. You are under no obligation to  
use a third party we have recommended.

