

HOME



Brentwood
£350,000
2-Bed Top Floor Apartment

Henry Manning House

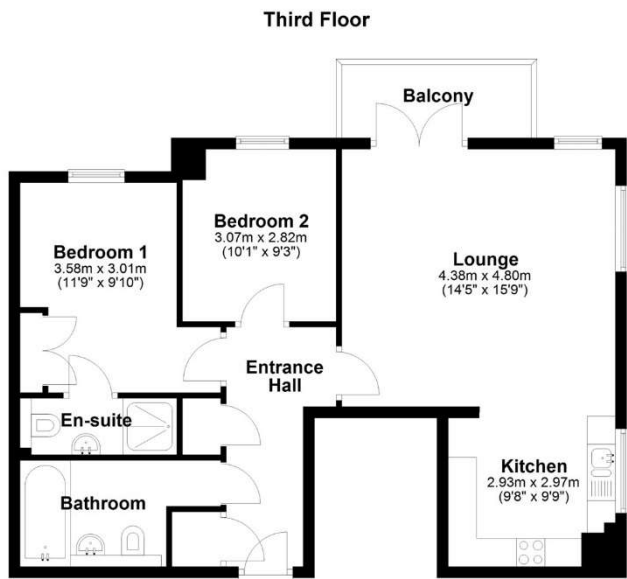
The top floor apartment in Brentwood offers stunning far-reaching views over the countryside, making it a peaceful retreat from the hustle and bustle of everyday life. The balcony overlooks the greensward, providing a perfect spot for morning coffee or evening relaxation. Inside, the open plan lounge/kitchen/diner is spacious and modern, perfect for entertaining guests or simply enjoying a quiet night in. The master bedroom boasts an ensuite for added convenience, while the second bedroom is equally comfortable and well-appointed. Located just 1 mile from Brentwood Train Station, commuting to London or other nearby cities is a breeze. The allocated parking spot ensures that you never have to worry about finding a space when you return home.

For those who love the outdoors, Weald Country Park is just a short distance away, offering trails for hiking, cycling, or simply enjoying a picnic in nature. The Sainsburys Superstore is also conveniently located just 1 mile from the property. The High Street is bustling with shops, cafes, and restaurants, perfect for a day of leisurely shopping or dining out.

Brentwood
St. Thomas Gate
St. Thomas Rd Essex
CM14 4DB

Sales & Lettings
01277 218 821

Mortgages
01245 253 370



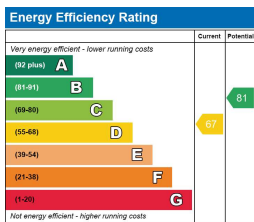
TOTAL APPROX INTERNAL FLOOR AREA
68 SQ M 736 SQ FT
(EXCLUDING BALCONY)
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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HOME

Features

- Top floor apartment
- Far reaching views over countryside
- Balcony overlooking greensward
- An incredible 736 sq ft
- Ensuite to master bedroom
- 0.6 miles to Brentwood High Street
- 109 years remaining on lease
- 1 mile to Brentwood Train Station
- Allocated parking
- Close proximity to Weald Country Park
- Sainsburys Superstore just 1 mile away

EPC Rating



Leasehold Information

Tenure: Leasehold

Band D is the Council Tax band for this property and the annual council tax bill is £2,144.53

Lease length: Lease length: 125 years from 29/9/09 with 109 years remaining.

Ground rent: £545.50 per annum. The ground rent is reviewed every 15 years in line with RPI.

Service charge: For 01/01/2025 to 31/12/2025 is £2,451.94. The service charge is currently paid bi-annually and includes both the block and estate charge.

The Nitty Gritty

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 recommend.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

