

# HOME



**Brentwood**  
**£300,000**  
**1-bed first floor apartment**

## Brunswick Court

This stunning converted apartment is situated in The Galleries development in Warley. Upon entering the property, you are greeted by an impressive 21'6 x 17'6 lounge/diner, providing the perfect space for entertaining guests or relaxing after a long day. The modern fitted kitchen boasts integrated appliances, making cooking a breeze.

The master bedroom is spacious and light-filled, measuring 16'7 x 11'8, and the white bathroom suite adds a touch of luxury to the property. The apartment also features an airing cupboard with plumbing for a washing machine, ensuring convenience for laundry needs.

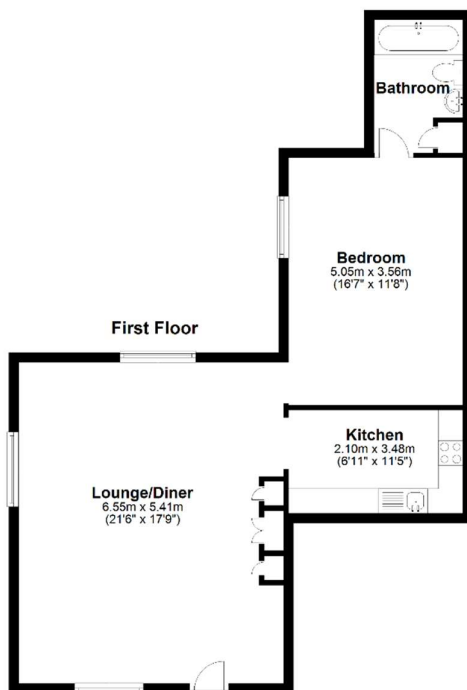
Outside, residents can enjoy the communal gardens, perfect for soaking up the sunshine on a warm day. Additionally, the property comes with allocated parking, providing ease and convenience for residents with vehicles.

Located just 0.7 miles from Brentwood Train Station, this apartment offers easy access to London, making it ideal for commuters. The property is also being sold with NO ONWARD CHAIN, allowing for a smooth and hassle-free transaction.

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

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## Features

- Impressive 21'6 x 17'6 lounge/diner
- Communal gardens
- 0.7 miles from Brentwood Train Station
- The Galleries development
- Master bedroom measuring 16'7 x 11'8
- White bathroom suite
- Airing cupboard with plumbing for washing machine
- Allocated parking
- First floor apartment
- Modern fitted kitchen with integrated appliances

## Leasehold information

Tenure: Leasehold

Band D is the Council Tax band for this property, and the annual council tax bill is £2144.53.

Lease length: 175 Years from 25th March 2006 (currently 156 remaining years).

Ground rent: £250 per annum for the first 25 years of the term. This will then increase by £150 every 25 years. The next review date will be 25/03/2031

Service charge: For 01/07/2025 to 30/06/2026 the annual service charge is £2,843.44, paid half yearly. The service charge is reviewed annually.

## The Nitty Gritty

EPC: N/A

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.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

