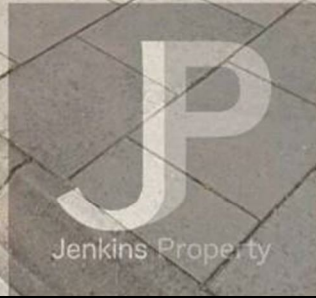




INGRAVE HOUSE



Ingrave Road, CM15 8TG  
£285,000

Jenkins  
Property



In an enviable location just a stones throw from Brentwood high street this simply stunning beautifully presented second floor apartment still retains a new build charm, favouring large windows creating illuminating light and space. Benefiting from allocated secure parking and a communal terrace on the third floor that provides an excellent space for relaxation, alfresco dining or to simply enjoy a fresh breeze with far reaching views towards London. This property saturated with a blend of functionality and comfort, presents an ideal haven for those seeking a harmonious blend of convenience and style.

- Secure Allocated Parking
- Very Close proximity to High Street
- Warranty
- Close to Station
- Communal Roof Terrace
- Large Bedroom
- Bathroom with Separate Shower
- Contemporary Open Plan Living

**No Chair**  
**Halfway 12' x 4'7" (2.18m x 1.40m")**

Large built in storage cupboard.

**Open Plan Kitchen/Living Dining**  
**13'10" x 20'4" (4.22m" x 6.20m")**

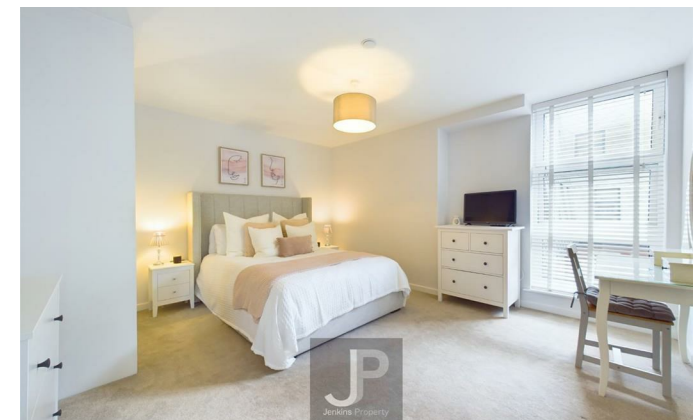
**Bedroom 14' x 12'5" (4.27m x 3.78m")**

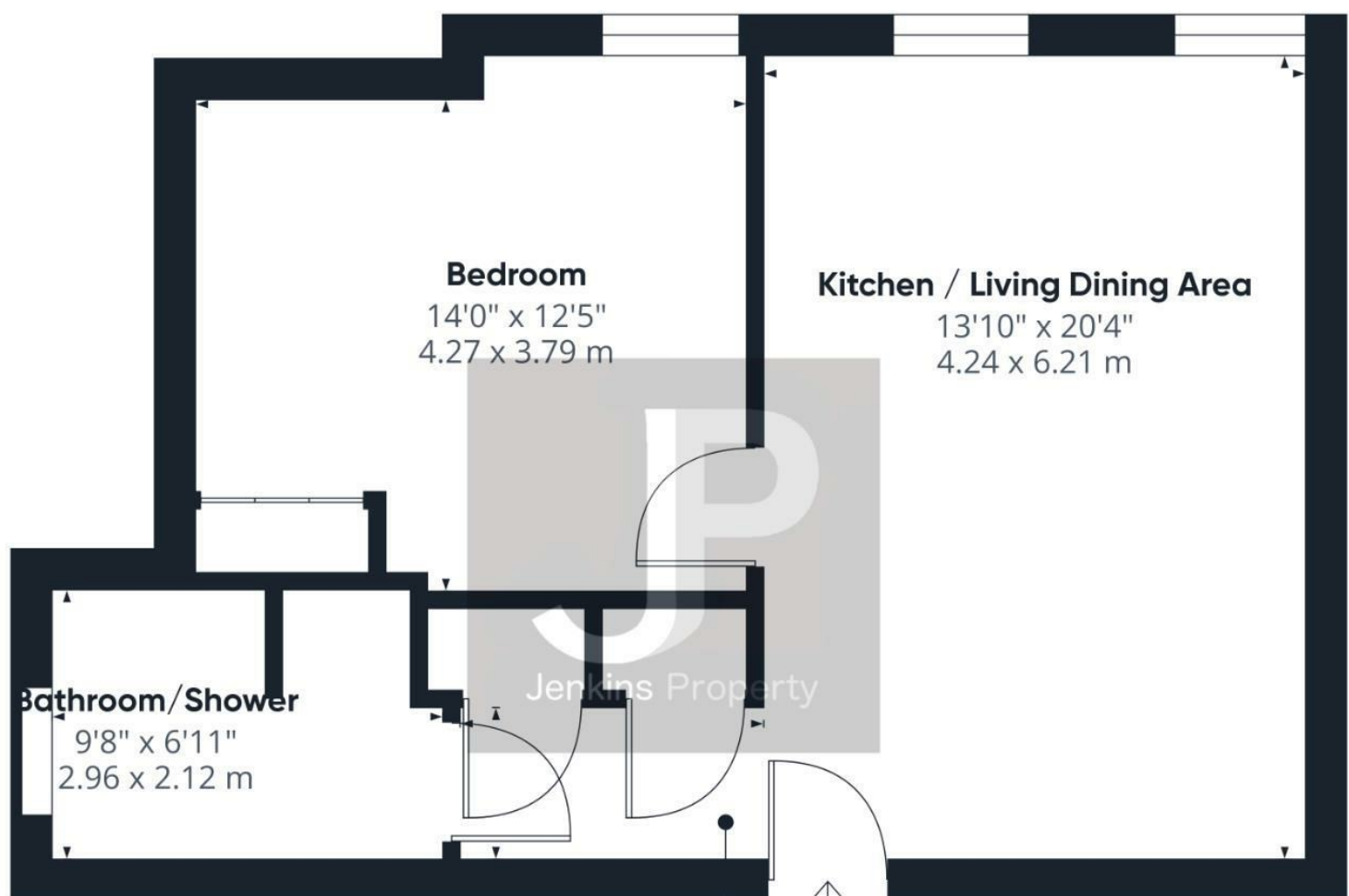
**Bathroom/Shower Room 9'8" x 6" (2.95m" x 1.83m')**

**Communal Roof Terrace**  
Views to London

**Exterior**  
Allocated Secure Parking Space.

**Agents Note**  
Lease was 250 years from 2021.  
No Ground Rent  
Service charge paid bi annually, last payment July 24 £803.34.





**Hallway**  
7'2" x 3'7"  
2.20 x 1.12 m

Ground Floor



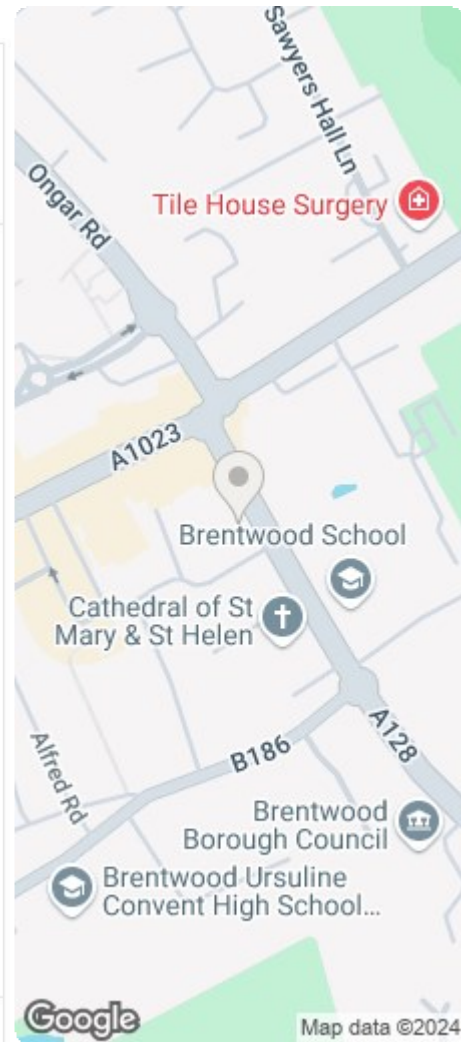
Approximate total area<sup>(1)</sup>  
567.04 ft<sup>2</sup>  
52.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Band A	Band A	Band A	Band A
Band B	Band B	Band B	Band B
Band C	Band C	Band C	Band C
Band D	Band D	Band D	Band D
Band E	Band E	Band E	Band E
Band F	Band F	Band F	Band F
Band G	Band G	Band G	Band G

Net energy efficient - lower running costs

Net energy inefficient - higher running costs

Net environmentally friendly - lower CO<sub>2</sub> emissions

Net environmentally unfriendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



