



Highland avenue, Brentwood, CM15 9DB
£275,000

Jenkins
Property

Ground Floor two bedroom property in a desirable residential road with nearby parkland and close to the town centre benefiting from well tended communal areas, its own patio area and a garage. This well planned property is situated in the favourable Becket Keys school area with popular, vibrant Brentwood high street nearby.

- Purpose built Ground floor apartment
- Spacious living room gardens view
- Chain free property
- Secluded private Gardens
- Secure intercom entrance system
- Two bedrooms built in wardrobes
- Gas central heating system
- Garage en-block ample residents parking
- Long lease
- Ideal for Brentwood or Shenfield stations

Communal entrance lobby

Entrance hallway 13'4" x 3'5" (4.08 x 1.06)

Storage cupboard 5'1" x 2'9" (1.57 x 0.84)

Living room 15'6" x 13'3" (4.74 x 4.04)

Fitted Kitchen 9'10" x 9'0" (3.02 x 2.75)

Inner hallway with storage cupboard 6'6" x 3'4" (1.99 x 1.04)

Bedroom 13'4" x 11'10" (4.07 x 3.62)

Bedroom 11'8" x 7'2" (3.56 x 2.19)

Bathroom 7'10" x 5'4" (2.41 x 1.65)

Garage in block.

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Every care has been taken to ensure particulars described on our website and within our marketing materials are accurate, however, complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain your own professional confirmation. We advise that any interested party should consult their own surveyor, solicitor or other professional, before committing themselves to any expenditure or legal commitments.

Specific details on our website are prepared as a 'guide-only' - and fixtures, apparatus, fittings and services, land registry, building regulations or planning applications have not been tested by Jenkins

Property so cannot be verified as fact. A buyer must assume the information provided is incorrect until it has been verified by their own solicitors.

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Items shown within photographs are NOT included unless specifically mentioned in writing - however, they may be available by separate negotiation.

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Approximate total area⁹

885.01 ft²
82.22 m²

Reduced headroom

15.19 ft²
1.41 m²

(1) Excluding balconies and terraces

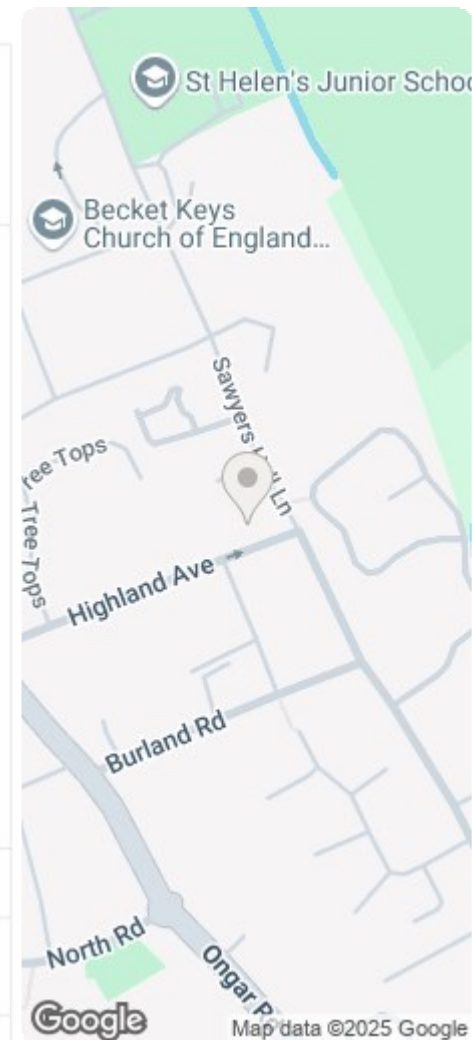
Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFFE360



Energy Efficiency Rating		Current	Target
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	B		
	C		
	D		
	E		
	F		
	G		
	Not energy efficient - higher running costs		
	EU Directive 2002/91/EC		
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Target
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>	Best A		
	B		
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	F		
	G		
	Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC		
England & Wales			

