



Warley Hill, Brentwood, CM14 5HN
Guide price £100,000

Jenkins
Property

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****CASH BUYERS ONLY ****Situated in the popular area of Warley Hill, Brentwood, this delightful studio loft apartment converted in a victorian character house offers a unique blend of convenient living. The property is equipped for a single occupancy dwelling, with one well-appointed room incorporating the kitchen area and a separate shower facility. The conversion has been thoughtfully designed to maximise space and light in a prime location enjoying close proximity to Brentwood Station (cross rail) shops, cafes and transport links benefiting from parking to the rear. * DUE TO THE PROPERTY BEING 21 SQUARE METRES A MORTGAGE WILL NOT BE OBTAINABLE *Lease 60 years, seller will issue section 42, Pop Floor

- Parking
- Close To Station
- Investment Oppourtunity
- New Lease will be Granted (from current owner)
- Separate Shower Room
- Cash Buyers Only
- Kitchenette
- Low Maintenance Fees

Communal Hallway

Kitchen/ Living /Bedroom Area
21'2" x 9'10" (6.45m" x 3.00m")

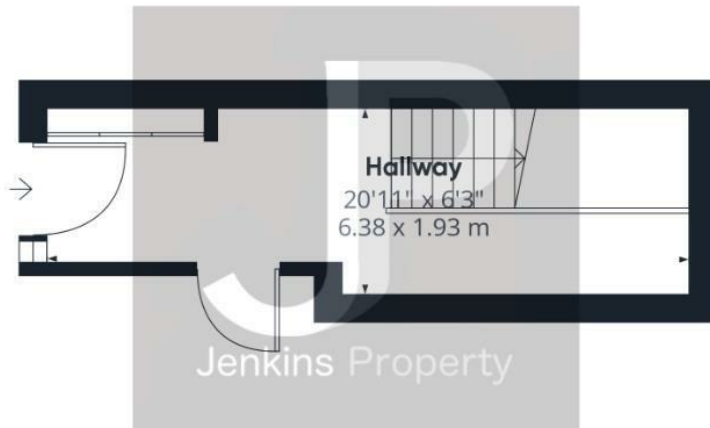
Shower Room 3'3" x 6'10"
(0.91m'0.91m' x 2.08m")

Parking to the rear

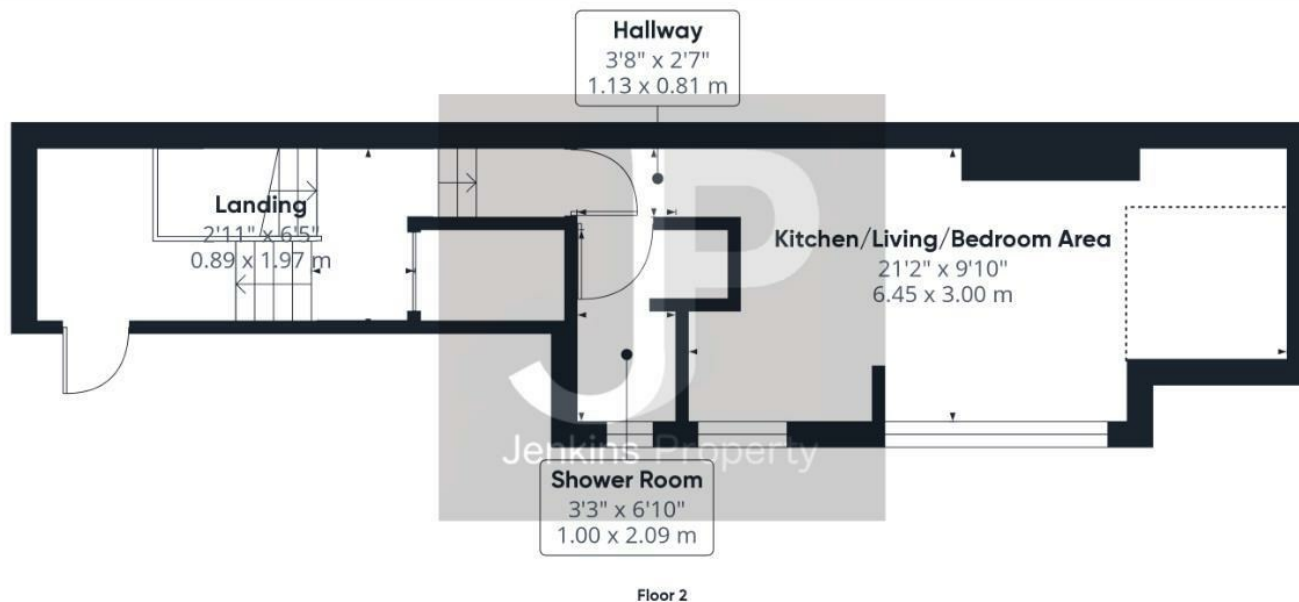
The present owner issue a section 42, current lease 60 years.
CASH BUYERS ONLY

EPC D





Ground Floor



Floor 2



Approximate total area¹⁸

402.46 ft²
37.39 m²

Reduced headroom

29.92 ft²
2.78 m²

(1) Excluding balconies and terraces

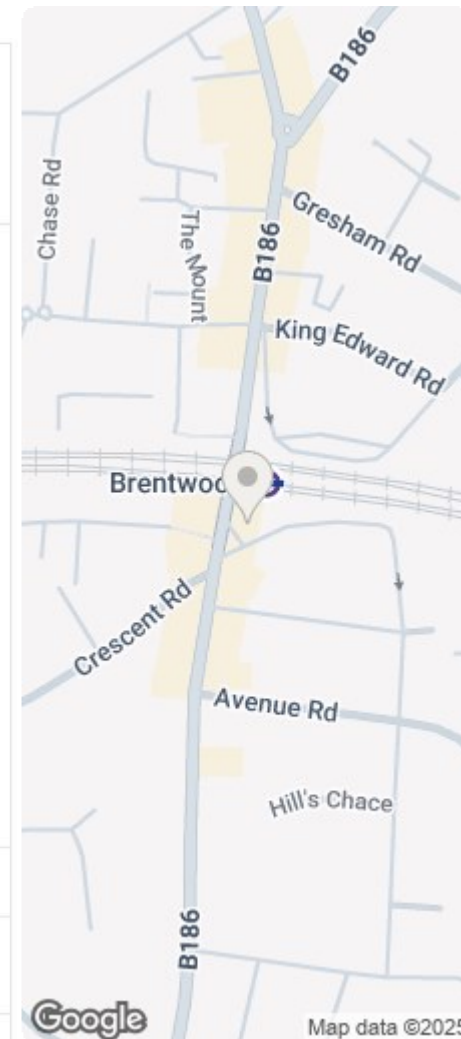
Reduced headroom

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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<small> The energy efficient - lower running costs 95-100 A 85-94 B 75-84 C 65-74 D 55-64 E 45-54 F 35-44 G 1-34 Not energy efficient - higher running costs </small>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<small> The environmentally friendly - lower CO₂ emissions 95-100 A 85-94 B 75-84 C 65-74 D 55-64 E 45-54 F 35-44 G 1-34 Not environmentally friendly - higher CO₂ emissions </small>			
England & Wales		EU Directive 2002/91/EC	

