



Luna St James, St. James Road, Brentwood, CM14 4JW

welcome to

Luna St James, St. James Road, Brentwood

GUIDE PRICE £325,000 - £350,000 This TWO BEDROOM modern apartment with entrance porch is located on the ground floor and offers OPEN PLAN living as well as being within WALKING DISTANCE to Brentwood Station.





Entrance Hallway

Living/Dining And Kitchen

20' 9" x 13' 4" (6.32m x 4.06m)

Bedroom One

13' 1" x 12' 1" (3.99m x 3.68m)

Bedroom Two

13' 4" x 10' 8" (4.06m x 3.25m)

Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- TWO BEDROOMS
- MODERN APARTMENT
- GROUND FLOOR FLAT
- COMMUNAL GYM
- UNDERGROUND PARKING

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BET104689



Property Ref:
BET104689 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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