



## London Road, Brentwood, CM14 4QG

Recently refurbished to a high standard throughout is this top floor two bedroom apartment occupying the entire second floor of the building, the accommodation includes lounge, fitted kitchen with a range of appliances, two double bedrooms the master with walk in wardrobe, bathroom, utility cupboard and study area. Externally there is a communal garden and two parking spaces.

**£1,600 PCM (per calendar month)**

**Holding Deposit equal to ones week rent**

**Security deposit equal to 5 weeks rent**

**Council Tax Band: B**

# London Road

Brentwood, CM14 4QG



## Entrance Hall

Entrance door to, laminate flooring.

## Reception Room

16'4" x 16'2" (4.98 x 4.95)

Double glazed window to rear, electric heater, laminate flooring.

## Kitchen

9'6" x 8'11" (2.92 x 2.74)

Wall and base units, double glazed window to rear, storage, fridge freezer, dishwasher, single sink and drainer, electric hob and oven, tiled flooring.

## Study Area

Study area, painted white throughout with laminate flooring and electric socket

## Utility Cupboard

Washing machine and tumble dryer.

## Storage

Painted white throughout, laminate flooring

## Bedroom One

12'0" x 9'3" (3.68 x 2.83)

Double glazed window to side, electric heater, access to walk in wardrobe, laminate flooring.

## Walk in Wardrobe

Area for walk in wardrobe, laminate flooring.

## Bedroom Two

13'3" x 12'11" (4.04 x 3.94)

Double glazed window to side, electric heater, laminate flooring.

## Bathroom

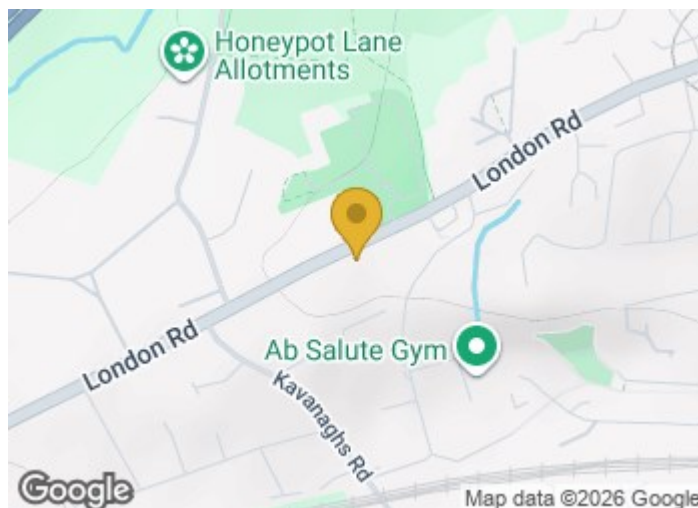
Bath with shower over and shower screen, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring.

## Communal Garden

Access to communal gardens to rear.

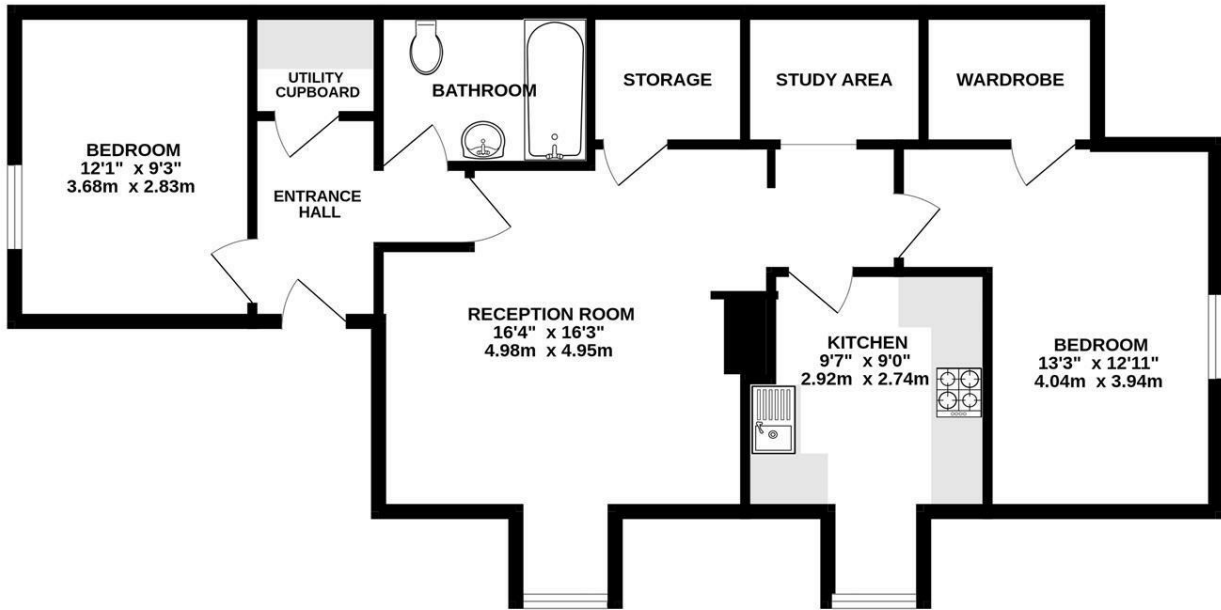
## Parking

Two parking spaces to the side of the property.





**SECOND FLOOR**  
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Interested parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Tenant Fees:**

Holding deposit is one week's rent  
Tenancy deposit is five weeks' rent.

