



Kipling Close, Warley



Joseph Court, Kipling Close, Warley

Offers in Excess of £375,000

Offered chain free, this beautifully presented first-floor apartment offers spacious and well-planned accommodation, featuring two generous double bedrooms, a bright dual-aspect lounge, a separate kitchen/breakfast room, and two bathrooms. The principal bedroom benefits from fitted storage and a modern en-suite shower room, while the second double bedroom is served by a contemporary family bathroom. Both bedrooms are enhanced by fitted shutters, providing additional privacy and style. A welcoming entrance hall offers excellent storage, including a large built-in cupboard, while the well-appointed kitchen/breakfast room is fitted with a range of modern wall and base units, integrated oven, hob and extractor hood, together with an integrated fridge/freezer and washing machine. The spacious lounge is flooded with natural light from its dual-aspect windows and enjoys stunning far-reaching views across Warley Country Park towards the London skyline. The apartment is accessed via a secure communal entrance with an entry phone system and benefits from both lift and stair access to all floors. Further advantages include two allocated parking spaces and attractive communal surroundings. Ideally located, the property is within approximately 0.7 miles of Brentwood Station, offering convenient services to London Liverpool Street and access to



the Elizabeth Line. Brentwood High Street, with its excellent selection of shops, restaurants, cafés, bars and leisure facilities, is situated just over a mile away. The highly regarded Hollytrees Primary School is within approximately 0.3 miles, and excellent road connections, including the A12/M25 junction, are easily accessible. Combining spacious accommodation, outstanding views, excellent transport links and a desirable setting overlooking the beautiful Warley Country Park, this apartment presents an exceptional opportunity for commuters, first-time buyers, downsizers and investors alike. An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £65 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process.

Lounge/Diner 14' 11" x 22' 8"
(4.54m x 6.90m)

Kitchen 9' 6" x 12' 2" (2.89m x 3.71m)

Bedroom 13' 5" x 11' 1"
(4.09m x 3.38m)

Ensuite Shower

Bedroom 10' 5" x 9' 5" (3.17m x 2.87m)

Family Bathroom 6' 11" x 5' 9"
(2.11m x 1.75m)

Lease remaining: 986yrs

Annual Ground rent: £230.92

Service Charge: £3582.52







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PROPERTIES





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PROPERTIES



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band E

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Total area: approx. 85.0 sq. metres (915.3 sq. feet)

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