



Darlington Gardens, Broomwood Gardens

Brentwood, CM15 9LR

Available immediately is this two bedroom ground floor apartment with balcony and private garden, the accommodation includes entrance hall, lounge opening to balcony and kitchen/diner, two bedrooms and shower room. Externally there is a private rear garden and residents parking area.

£1,700 Per Month PCM - Council Tax Band: C
Holding deposit equal to one weeks rent
Security deposit equal to five weeks rent

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Entrance Hall

Entrance door, cupboard, radiator, carpet.

Reception Room

14'10 x 13'8 (4.52m x 4.17m)
Double glazed patio doors to balcony, intercom system, radiator, coved ceiling, carpet.

Balcony

12'9 x 4'8 (3.89m x 1.42m)

Kitchen/Diner

15'8 x 8'1 (4.78m x 2.46m)
Double glazed window to front, wall and base units, stainless steel single drainer sink, electric cooker, washing machine to remain, radiator, coved ceiling, part vinyl flooring part carpet.

Bedroom One

13'9 x 10'3 (4.19m x 3.12m)
Double glazed window and door to

rear, built in wardrobes, radiator, carpet.

Bedroom Two

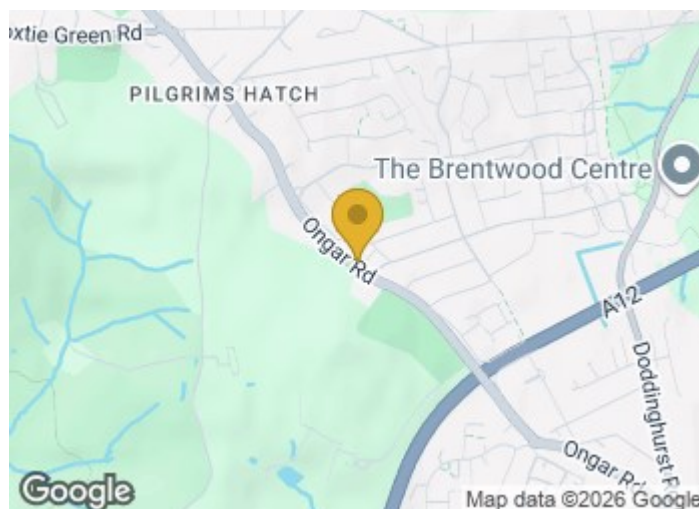
9'11 x 7'9 (3.02m x 2.36m)
Double glazed window to rear, cupboard housing boiler, radiator, carpet.

Shower Room

Low level WC, pedestal wash hand basin, walk in shower enclosure, heated towel rail, part tiled walls, vinyl flooring.

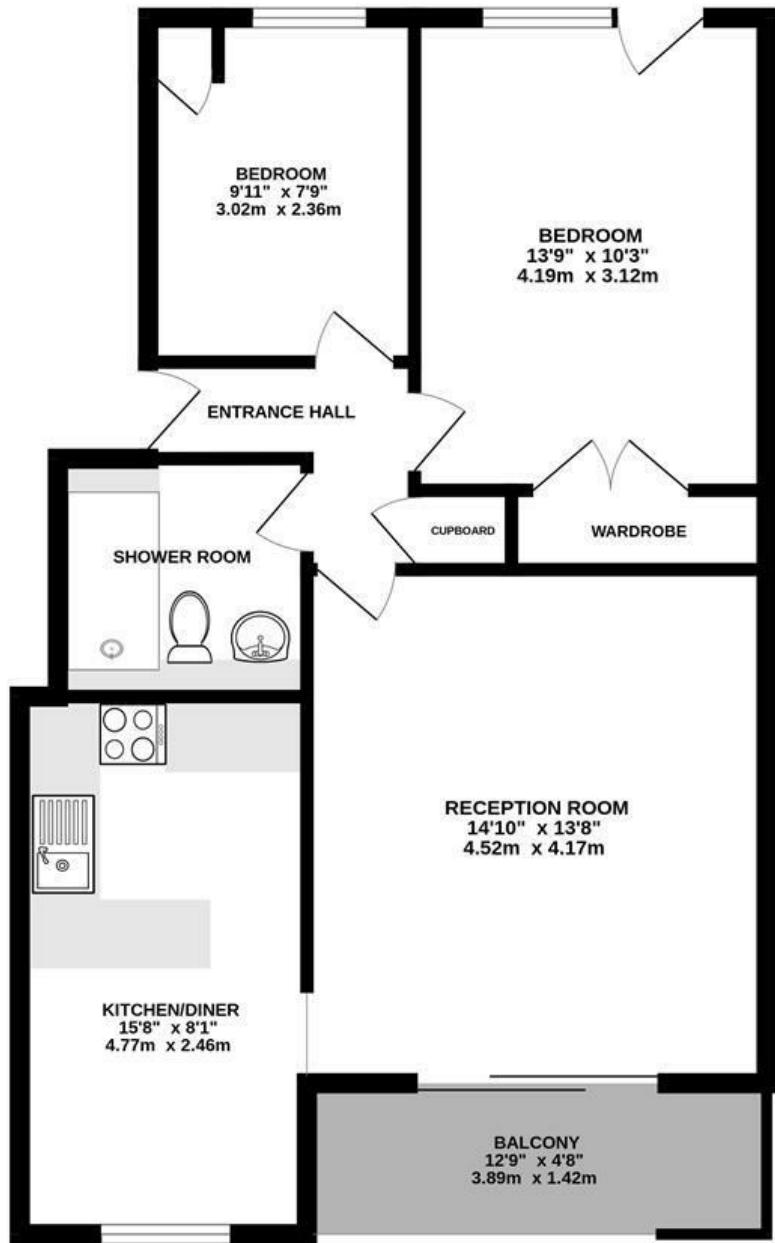
Private Garden

27' x 21' (8.23m x 6.40m)
Private garden to rear, patio area, artificial grass, outside tap and power.





GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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.
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Tenant Fees:

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		