



## 6 Rushdene Court Doddinghurst Road, Brentwood, CM15 9ER Offers in excess of £250,000

Offered to the market with NO ONWARD CHAIN, this well-presented ground floor two-bedroom apartment provides an excellent opportunity for first-time buyers, downsizers or investors alike.

The accommodation extends to approximately 538 sq. ft. and comprises a bright and spacious lounge, fitted kitchen, two well-proportioned bedrooms and a modern shower room. The practical ground floor position offers easy access and comfortable living throughout.

Rushdene Court is conveniently situated on Doddinghurst Road, within easy reach of Brentwood High Street, offering an excellent selection of shops, cafés, restaurants and leisure facilities. The property is also close to attractive open countryside and local parks, providing the perfect balance between town and green space.

For commuters, Brentwood Station (Elizabeth Line) provides direct services into London Liverpool Street, Farringdon and Paddington, while the nearby A12 and M25 (Junction 28) offer excellent road links across Essex and into London.





Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

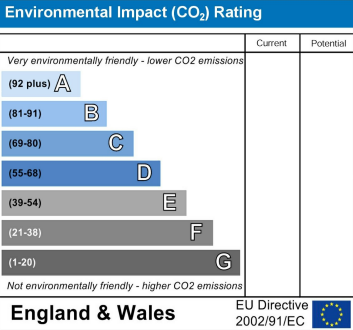
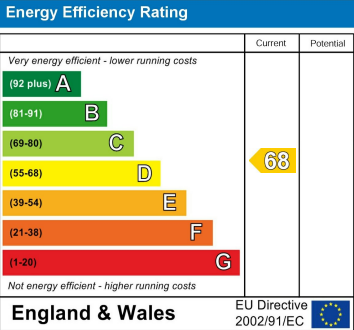
Leasehold Information

931 ears remaining on the lease  
Ground rent: £10 per annum  
Maintenance charge: £0 per month

This information is provided by the vendor and should be verified during the conveyancing process.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.



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