





Eagle Way, Warley

Guide Price £274,000

This beautifully presented one double bedroom en-suite apartment is positioned on the second floor of an impressive redevelopment of the former Ford Headquarters in Warley. Thoughtfully designed for modern living, it offers an exceptionally spacious and well-planned layout that will appeal to first-time buyers, professionals and investors seeking a high-quality home within a desirable and rapidly developing location. Upon entering, you are welcomed by an expansive open-plan reception and kitchen area that provides a superb space for both relaxation and entertaining. The contemporary kitchen flows seamlessly into the bright living area, creating a warm and inviting atmosphere. Just off the main living space is a dedicated study area, offering the ideal setting for those who work from home or simply wish to enjoy a peaceful space for reading or productivity. The property also benefits from a large utility room and a separate guest WC, ensuring excellent practicality and comfort. The principal bedroom is generously sized and features its own stylish en-suite bathroom, offering a private retreat within the home. Every aspect has been designed with convenience in mind, resulting in an apartment that feels both luxurious and highly functional. The building itself forms part of one of Warley's most exciting new residential destinations. Residents enjoy access to a host of premium on-site amenities including a Deli Café, Yoga Room and Gym, a beautifully landscaped Podium Garden, resident lounges, plentiful seating areas, dedicated workspaces and meeting rooms, as well as secure CCTV and allocated parking for one car. The communal grounds are meticulously maintained and enhance the sense of quality and calm throughout the development. The property holds an EPC rating of C. The location is equally impressive. Situated close to a range of local shops, schools, parks and everyday amenities, the apartment is perfectly placed for convenience and lifestyle. Transport connections are excellent, with easy access to the M25, A127 and A12, as well as Brentwood Station which offers Elizabeth Line services directly into London. For commuters and city explorers alike, this provides a seamless link between suburban comfort and urban accessibility. With its stylish interior, generous layout, exceptional facilities and ongoing enhancement of the wider development, this apartment represents an outstanding opportunity. It would make a perfect investment option or a wonderful place to call home for anyone seeking modern comfort, convenience and superb connectivity in a thriving community.

WN PROPERTIES

Communal Entrance
Secure entrance and hallway with either stairs or lift leading to Floor 3. Communal hallway to private entrance.

Entrance Hallway

Utility Room *6' 10" x 6' 2" (2.08m x 1.88m)*

Living Room/Kitchen/Study *29' 10" to window x 13' 4" > 10' plus study recess (9.09m x 4.06m > 3.04m)*

Bedroom *15' 6" into door recess > 11' 11" x 8' 11" (4.72m > 3.41 x 2.72m)*

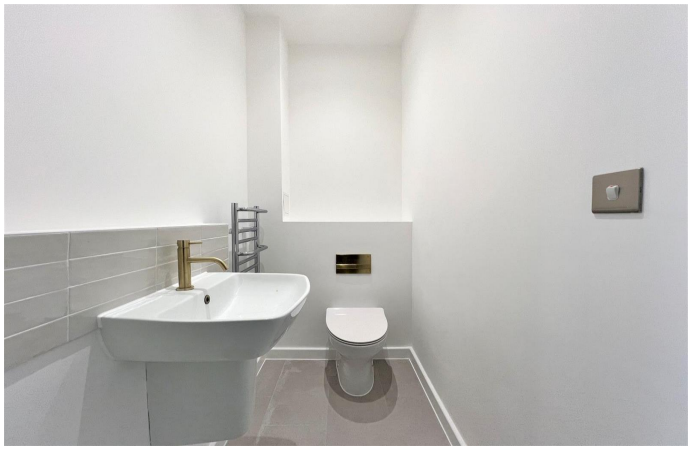
En-Suite Bathroom *10' 7" x 5' 6" (3.22m x 1.68m)*

Guest WC

Agents Note
Leasehold – 250 years from 1 April 2021 - 246 years remaining



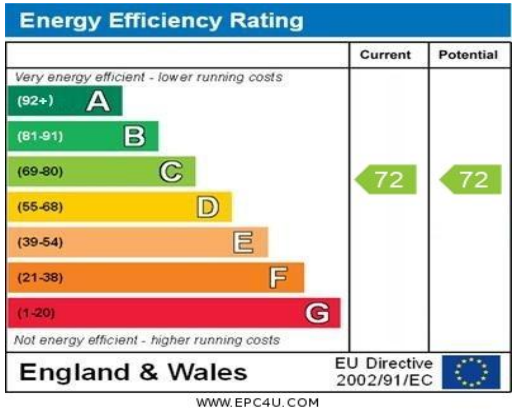








WN PROPERTIES



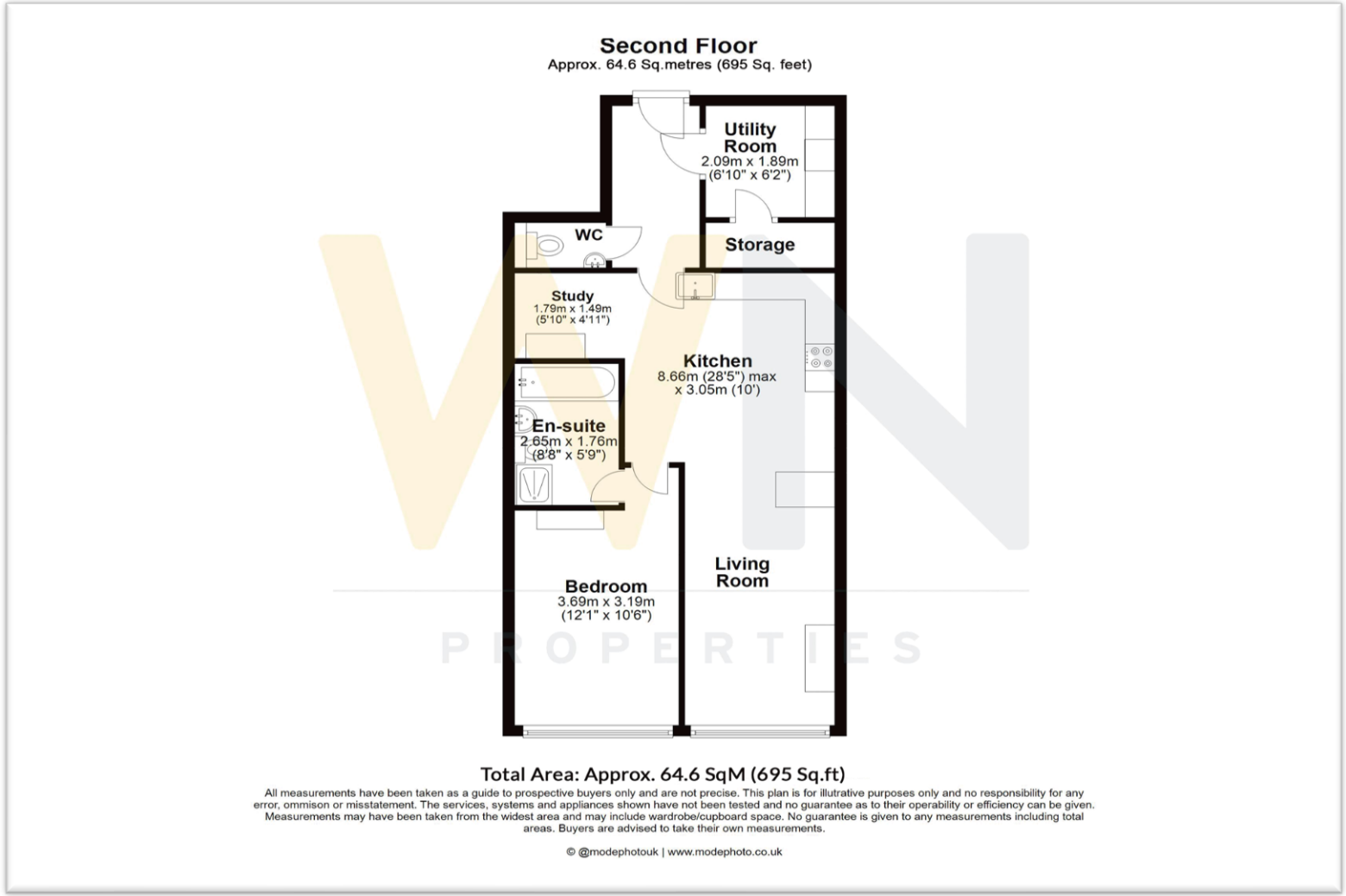
Council Tax Band D

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The Property Ombudsman



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