



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



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

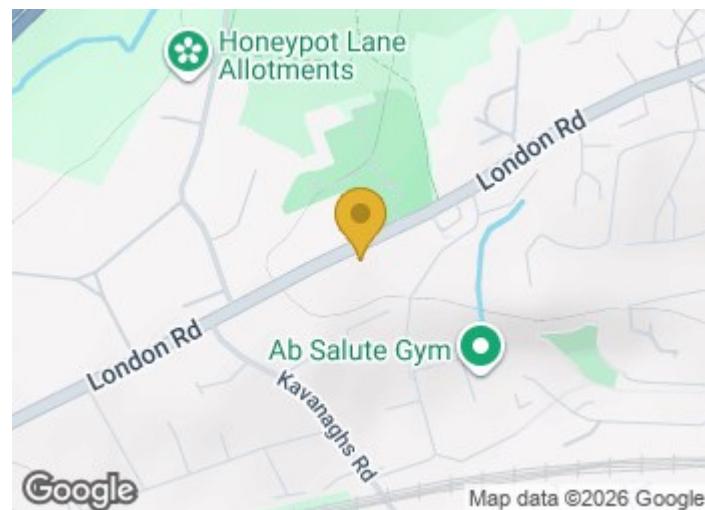
Bath with shower over and shower screen, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring.

Communal Garden

Access to communal gardens to rear.

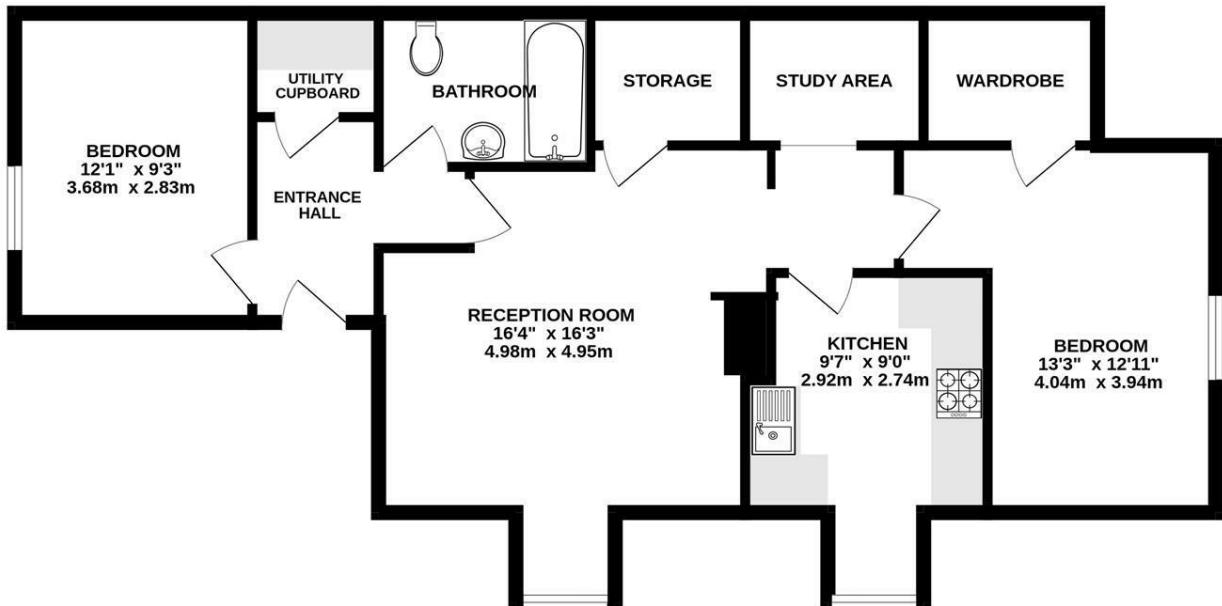
Parking

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.

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Tenant Fees:

Holding deposit is one week's rent

Tenancy deposit is five weeks' rent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	EU Directive 2002/91/EC

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