



wnproperties.co.uk



## Eagle Way, Warley

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.

Offers in Excess of £280,000





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)

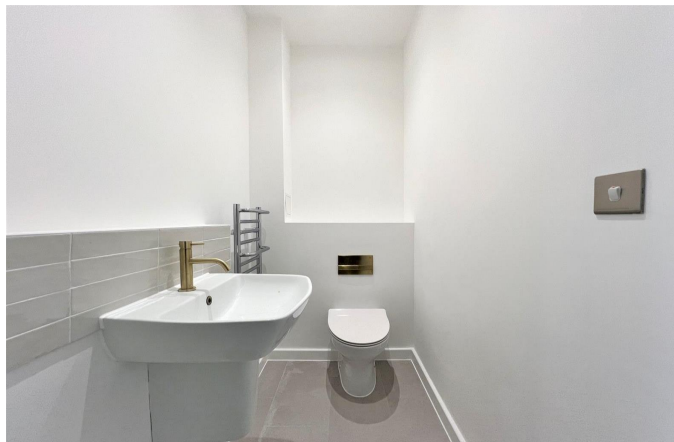
Living Room/Kitchen/Study 29' 10"  
to window x 13' 4" > 10' plus study  
recess (9.09m x 4.06m > 3.04m)


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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Council Tax Band D

148 Hutton Road  
Shenfield  
Essex CM15 8NL

01277 225191

admin@wnproperties.co.uk  
wnproperties.co.uk



Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, services/utilities, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.

