



Barrett Way, Aveley, Essex

Guide Price: £250,000 - £280,000

Leasehold

Barrett Way, Aveley, Essex, RM15 4DB

Property Details:

Beautiful 2 double bedroom, first floor Apartment in Aveley. Modern, spacious and ready to move in. A superb first home or buy to let investment. Built in 2015 this Apartment has allocated parking, visitor parking and a communal garden. The large lounge area is open plan and very welcoming, a delightful, relaxing space to come home to after a long day. Open plan to the modern Kitchen and Dining area making it easy when entertaining your friends to keep the chatter going while you conjure up your favourite meal in the well-equipped kitchen. There are 2 double bedroom and a family bathroom. In excellent condition throughout. The large communal garden is a lovely secure space for enjoying the summer evenings or for children to play. The property is located within easy access to A13 & M25 and a short drive to the popular Lakeside Shopping Centre. There is a choice of 4 stations each within a 10-minute drive, to get trains into London. A smart lifestyle upgrade for buyers wanting space, parking and greenery without London pricing! Whether you are looking for your first home, down-sizing or for investment this is an absolute must see. It is a beautiful home.

Property details:

Entrance to flat from communal Hallway and stairs to all floors

Hallway: 11'10" x 7'2" (L-Shaped): L-Shaped hallway with access to all accommodation. Large storage cupboard. Fitted carpet. Radiator. Secure entry system.

Lounge / Diner / Kitchen: Total Area: 23'1" x 15'0" > 8'9" into kitchen area:
Lounge Area: 15' x 10'8". Large open plan modern lounge area leading into the dining and then kitchen area. Juliet balcony facing rear aspect overlooking the large communal garden. Fitted carpet. Radiator. Neutral decor. Large L-Shaped area from lounge into kitchen/diner.

Kitchen/Dining area: 12'3 x 8'9"

Modern fitted kitchen with ample base and eyelevel units. Integrated appliances include, oven & hob with extractor over and a dishwasher. Space for washing machine, space for fridge/freezer. White composite sink with drainer and mixer tap. Tiled floor. Double glazed window to front aspect. Neutral decor.

Bathroom: 6'10" x 6'9":

Modern family bathroom with three-piece white suite. Panel bath with shower over. Low level W.C. and hand basin. Tile to walls. Vinyl wood effect flooring. Radiator. Frosted window to front aspect.

Master Bedroom 1: 12'3" x 11'11"

Double glazed window to front aspect. Fitted carpet. Hanging Robe to recess. Neutral décor. Radiator.

Bedroom 2: 12'3" x 7'11"

Double glazed window to front aspect. Radiator. Fitted carpet. Neutral décor.

Outside:

Parking: There is one allocated space and visitor parking.

Council Tax: C **Lease:** 113 years remaining, **Ground rent:** £250.00 p.a. **Maintenance:** £104.00 p.c.m. **EPC:** B – **Total floor area:** 59m² – 635.07 sq ft

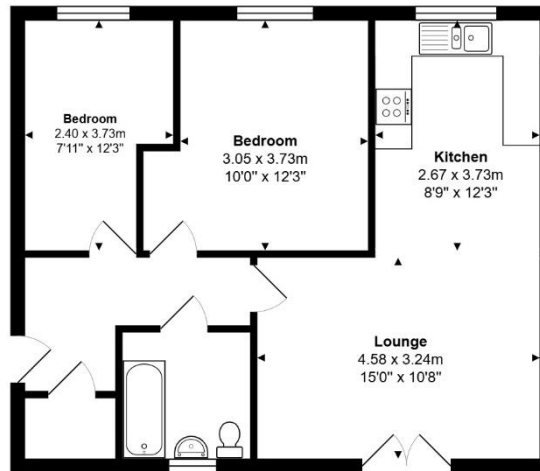




Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



- 2 Double Bedrooms
- Open plan to Lounge/Kitchen
- Modern Family Bathroom
- Double glazing
- Large Communal Garden
- Allocated Parking Space
- Easy access to M25 / A13
- Modern development
- Excellent condition
- 113 years on Lease



Total Area: 59.5 m² ... 640 ft²

Measurements are approximate for illustrative purposes only and may have been taken from the widest area
 Floorplan Copyright The Estate Agents Photographer
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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