



Rudyard Court Kipling Close, Warley, Brentwood

Guide Price £350,000 – £375,000



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Two-Bedroom Apartment | Clements Park | Two Private Balconies & Secure Parking

Located in the prestigious Clements Park, this impressive 973 sq. ft. fourth-floor apartment blends modern style with effortless convenience.

- **Living Space:** The dual-aspect reception room (18'3" x 12'0") is flooded with natural light, featuring a private balcony and a Juliette balcony offering panoramic views over Warley and Brentwood.
- **Kitchen/Diner:** Exceptionally spacious (17'10" x 8'10"), the kitchen includes integrated appliances, generous workspace, and a dedicated dining area.
- **Bedrooms:** The principal suite boasts built-in wardrobes, an en-suite, and access to a second private balcony. The versatile second bedroom is served by a modern three-piece bathroom.
- **Key Features:** Secure gated entry, underground parking, and lift access ensure total peace of mind in this sought-after development.

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Situated just 0.6 miles from Brentwood Station, with Elizabeth Line services to London, the apartment offers outstanding connectivity while enjoying a peaceful residential setting. Available with no onward chain.

999 Year lease from 01st January 2000

974 years remaining

Service Charge £3,728.00 per annum

Ground Rent £277.00 per annum

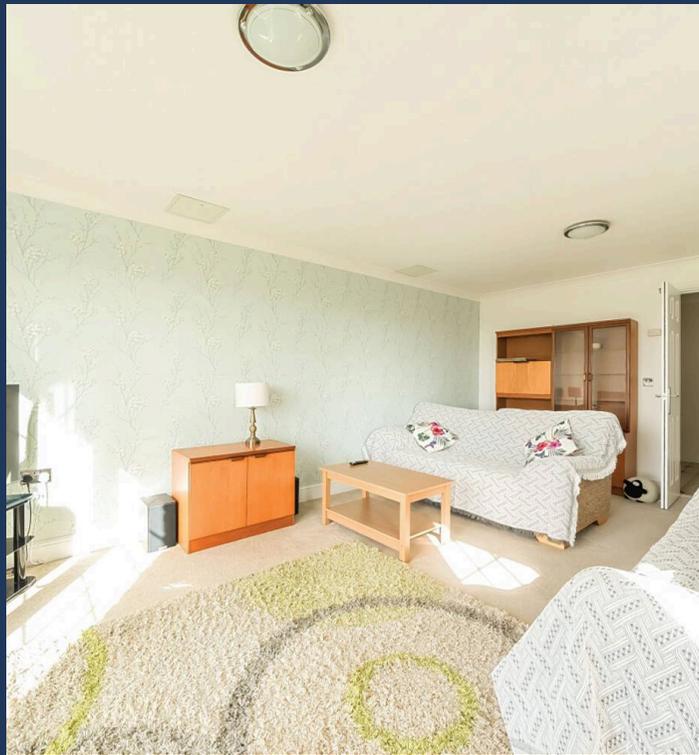
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

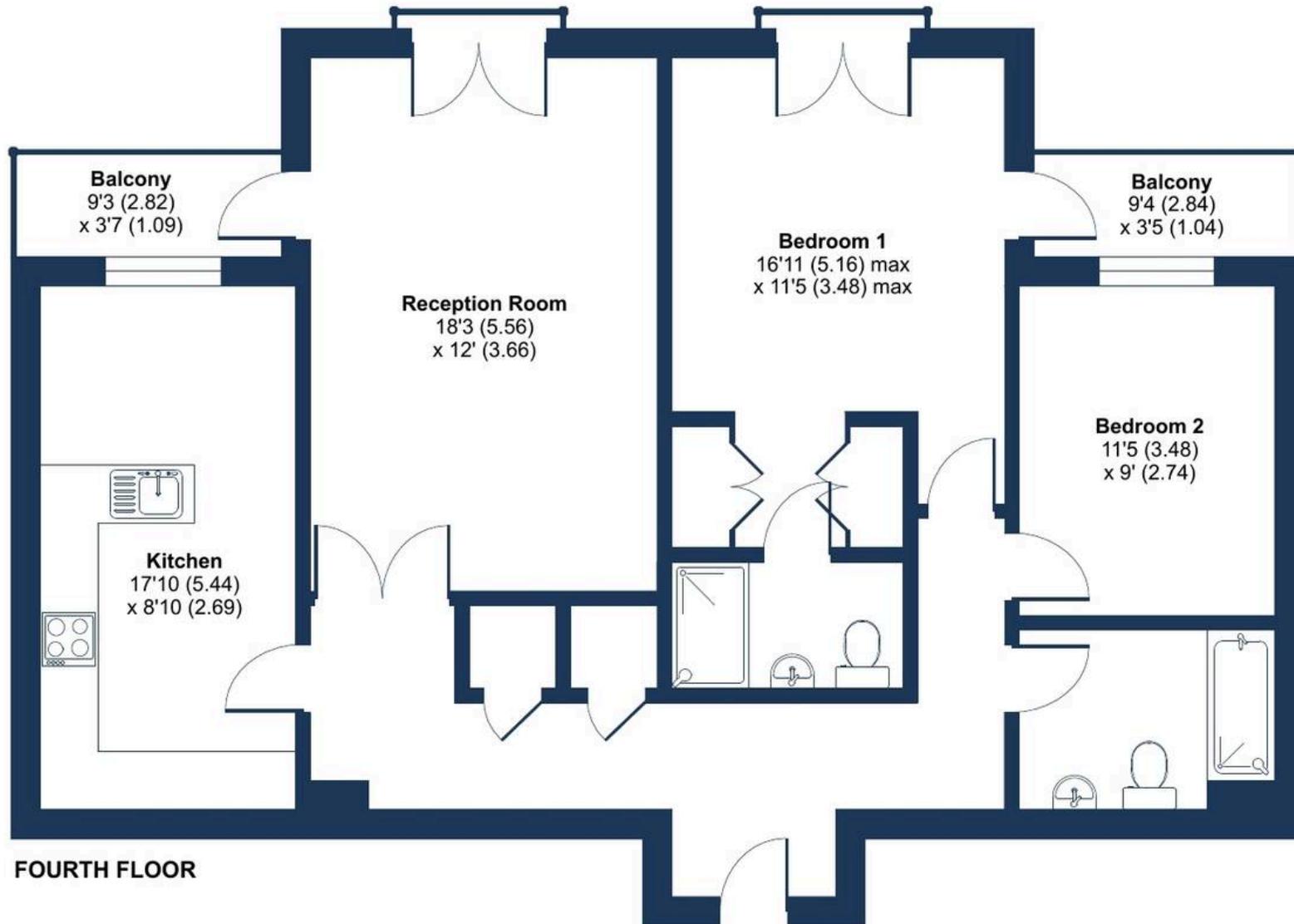
- FITTED WARDROBES AND EN SUITE TO BED 1
- SECURE 4TH FLOOR PROPERTY
- 974 YEAR LEASE UNEXPIRED
- LIFT + UNDERGROUND SECURE PARKING
- CHAIN FREE
- LARGE KITCHEN DINER
- 2 BALCONIES WITH IMPRESSIVE VIEWS
- CLEMENTS PARK DEVELOPMENT
- 972 YEARS REMAINING ON THE LEASE



Kipling Close, Warley, Brentwood, CM14

Approximate Area = 973 sq ft / 90.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brookings Estate Agents. REF: 1197233

