



**Barrett Way, Aveley, Essex**

**Price: Offers In Excess of: £260,000**

*Leasehold*

# Barrett Way, Aveley, Essex, RM15 4DB

## Property Details:

**A beautifully presented two double bedroom apartment offering stylish, move-in-ready living with allocated parking, a peaceful garden outlook and the convenience of modern apartment life. Built in 2015 and lovingly maintained by the current owners, this impressive first floor home provides the perfect blend of comfort, quality and practicality.**

Unlike many properties where buyers need to budget for updating and improvement, this apartment has already been thoughtfully finished throughout, allowing the next owner to simply unpack and enjoy their new home from day one.

The spacious open-plan lounge, dining and kitchen area creates a wonderful social hub — ideal for relaxing evenings, entertaining friends or enjoying a quiet morning overlooking the communal gardens from the Juliet balcony. The contemporary kitchen, modern bathroom and two genuine double bedrooms provide the space and flexibility that many buyers are searching for.

Perfectly suited to first-time buyers, professionals, downsizers or those looking for a low-maintenance home with excellent commuter links, this apartment offers a smart lifestyle choice for buyers wanting modern living, parking and convenience without the maintenance demands of an older property.

With easy access to the A13 and M25, several nearby railway stations offering links towards London, and Lakeside Shopping Centre just a short drive away, this is an ideal location for those looking to balance work, leisure and home life.

**A stylish, ready-to-enjoy home offering the opportunity to move straight in, rather than take on the time, cost and disruption of a renovation project.**

## 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:** 59m<sup>2</sup> – 635.07 sq ft

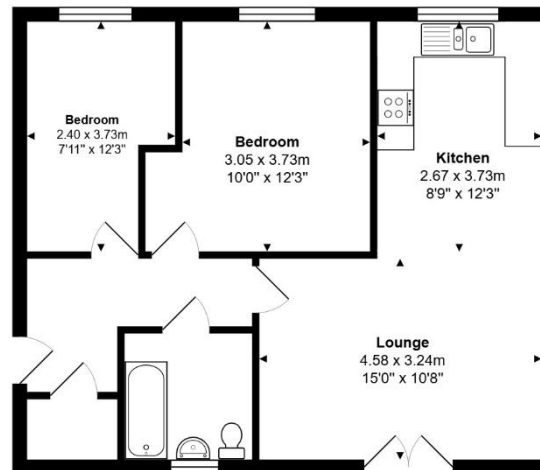




**Disclaimer**  
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey 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
- Move Straight in, no work needed
- 113 years on Lease



Total Area: 59.5 m<sup>2</sup> ... 640 ft<sup>2</sup>

Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
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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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