



Weald Road, Brentwood, CM14 4SX

- 32ft Balcony with Views of Central London
- 9-min Walk to Brentwood Station (source: google maps)
 - Modern Penthouse
- Open Plan Living/Kitchen/Dining Area
 - One Double Bedroom
- Adjacent to Brentwood High Street
 - Lift Servicing All Floors
 - Allocated Private Parking Space

£265,000 - Leasehold - Council Tax: D

Weald Road

Brentwood, CM14 4SX



Entrance Hall

Entrance door, video entry phone intercom system, radiator, laminate flooring, storage cupboard.

Open Plan Kitchen/Living Room

22' x 13' (6.71m x 3.96m)

Double glazed window and double glazed patio door to roof terrace. Kitchen area with appliances including electric oven, electric hob, extractor over. fridge freezer, dishwasher, washing machine wall and base units, and quartz marble work surfaces stainless steel single drainer sink. Open plan to living area, smart lighting, radiator, laminate flooring.

Bedroom

13' x 10'11 (3.96m x 3.33m)

Double glazed window to rear, fitted wardrobes, radiator, carpet.

Bathroom

9'7 x 6'4 (2.92m x 1.93m)

Frosted double glazed window to rear, suite comprises of bath with overhead rain shower, low level WC,

wash hand basin, chrome heated towel rail, underfloor heating, tiled walls and floor.

Private Balcony

31'11 x 11'3 (9.73m x 3.43m)

This property benefits from a large decked roof terrace with far reaching views overlooking Brentwood and to London City.

Allocated Parking

This property benefits from one allocated parking space.

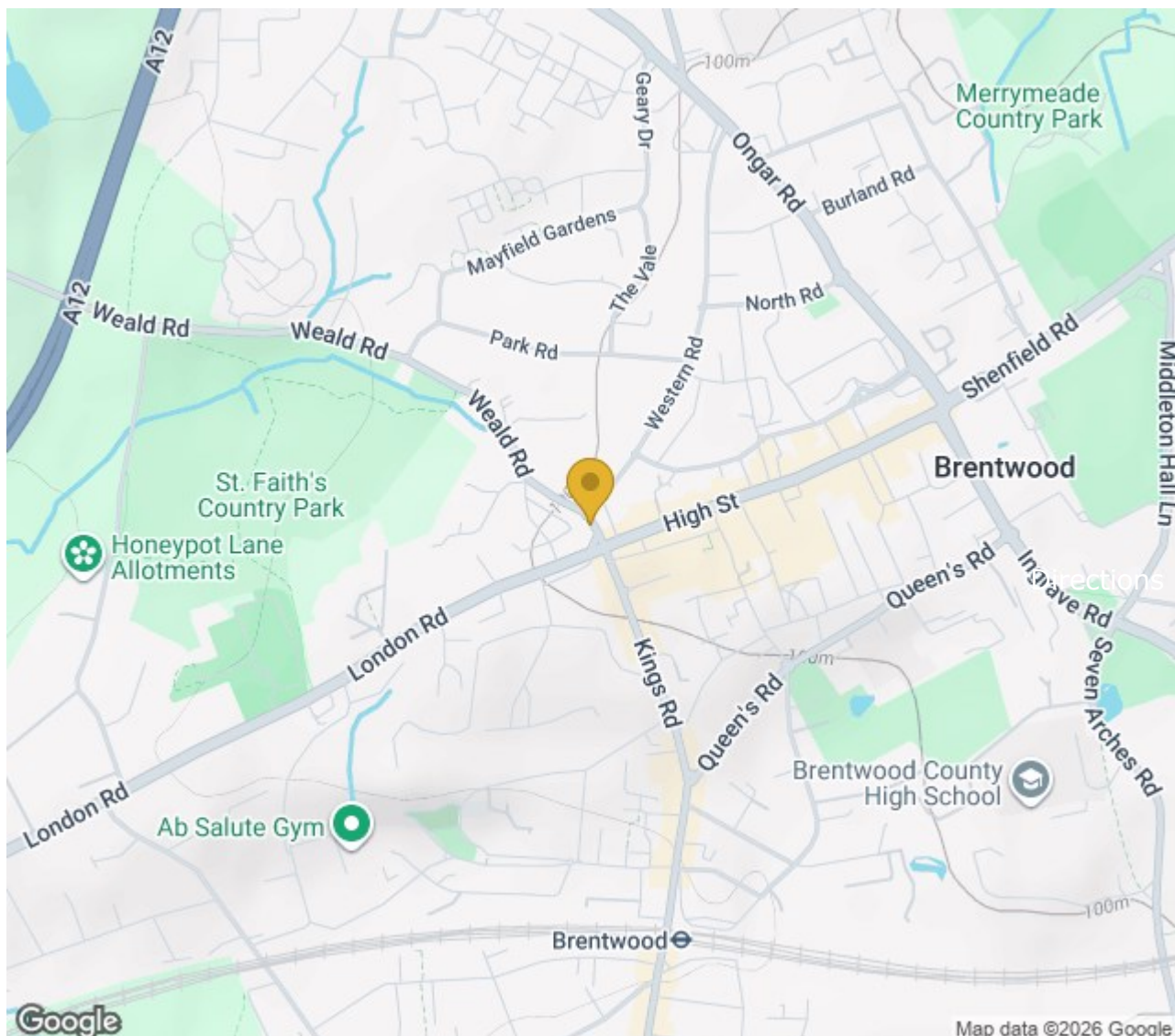
Agents Notes

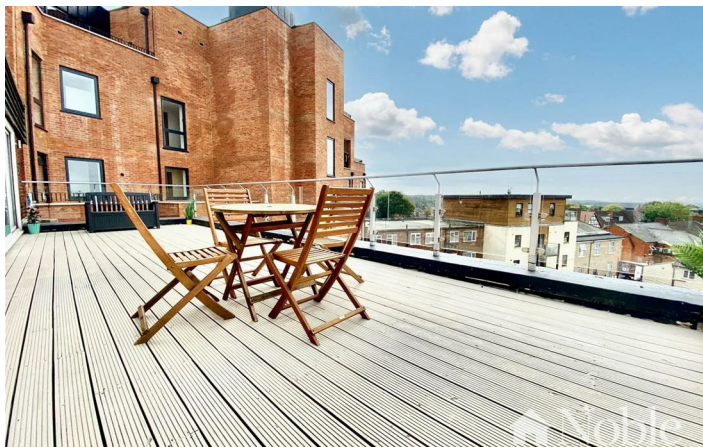
We have been advised by the sellers the following information:

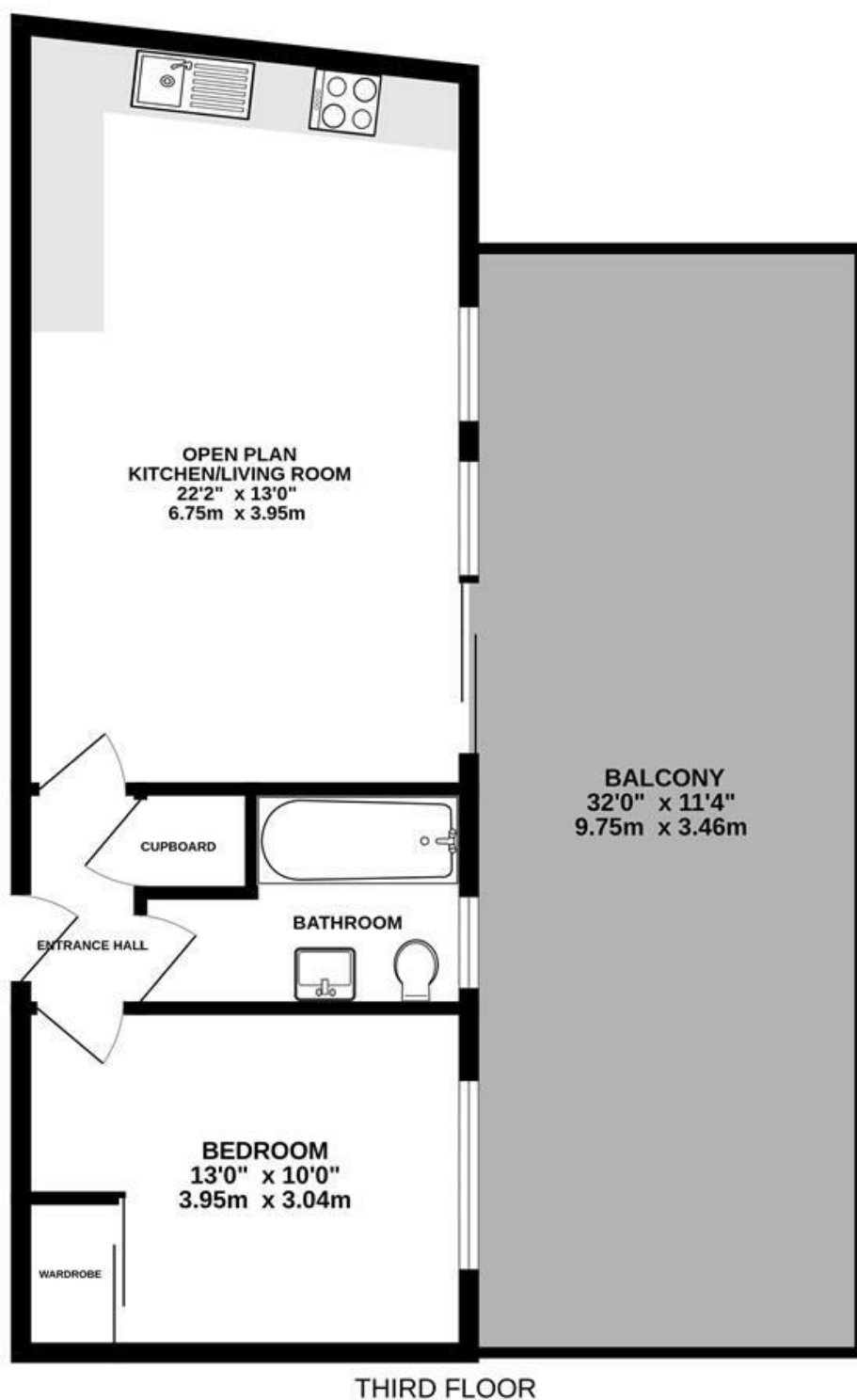
Lease length remaining 243 years

Ground Rent £400 pa

Service Charge £1707.96 pa







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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Material Information:
Council Tax Band: D
Tenure: Leasehold

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	