



**Connells**

Station Place 114-118 Kings Road  
Brentwood

Station Place 114-118 Kings Road  
Brentwood CM14 4EA

for sale offers in excess of  
**£325,000**



### Property Description

This is a well presented first floor apartment offering two double bedrooms with an ensuite to the master bedroom and utility area. The spacious open plan living offers everything you could need in a modern apartment, with a sleek white gloss kitchen and large windows giving a bright and airy feel to the room, it offers plenty of space for entertaining or just enjoying a chill evening in front of the television. There is a lift at the property leading out to the rear of the property where you will find a car park for the residents.

The property is great for people who need to commute into London via the train, as Brentwood has access to the Elizabeth Line and is only a short walk away. There are also a range shops, bars and restaurants within easy reach.

The apartment is ideal for first time buyers and investors and early viewing is advisable.





## Open Plan Lounge / Diner

16' 10" x 14' 2" ( 5.13m x 4.32m )

## Bedroom One

16' 4" x 10' 10" ( 4.98m x 3.30m )

## Ensuite

## Bedroom Two

12' 8" x 8' 10" ( 3.86m x 2.69m )

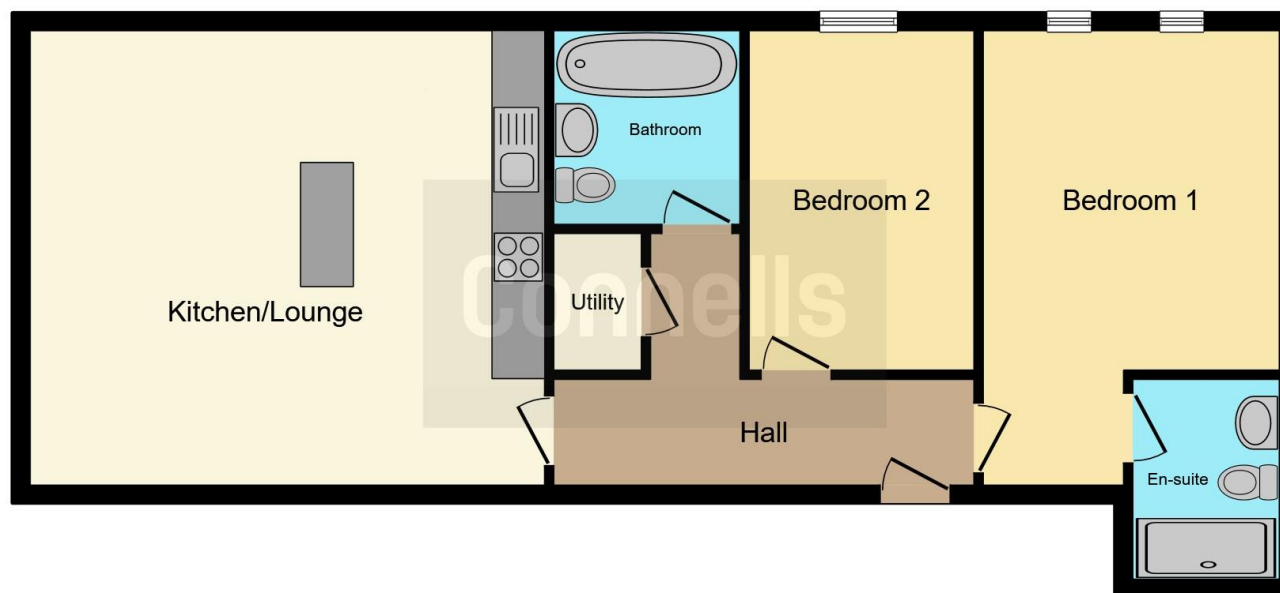
## Utility Area











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01277 655 555**  
**E [billericay@connells.co.uk](mailto:billericay@connells.co.uk)**

96 High Street  
 BILLERICAY CM12 9BT

EPC Rating: B Council Tax  
 Band: E

Service Charge:  
 2000.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BCY307833](http://connells.co.uk/Property/BCY307833)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Feb 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BCY307833 - 0005