



Brentwood £275,000



COMMUNAL ENTRANCE HALL

Entry phone system. Stairs to third floor. Door to:

ENTRANCE HALL

Radiator. Laminated flooring. Power points. Built in cupboard space.

KITCHEN/LIVING ROOM 18' 6" x 13' 4" > 10' 7" (5.63m x 4.06m > 3.22m)

Double glazed windows to two aspects. Two radiators. Laminated flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in oven and hob with canopy and extractor over. Integrated fridge, freezer and washing machine. Double glazed French doors to:

BALCONY

Large balcony with glass balustrade.

BEDROOM ONE 11' 0" > 8' 9" x 9' 9" (3.35m > 2.66m x 2.97m)

Double glazed window to rear. Radiator. Fitted carpet. Built in double wardrobes with hanging and shelf space. Power points.

EN SUITE

Obscure double glazed window. Radiator. Vinyl flooring. White suite comprising of double shower cubicle with mixer shower. Wall mounted wash hand basin. Concealed cistern WC. Tiling to walls.

BEDROOM TWO 10' 4" x 8' 5" (3.15m x 2.56m)

Double glazed window to rear. Radiator. Fitted carpet. Power points.



BATHROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Vinyl flooring. White suite comprising of wall mounted wash hand basin. Concealed cistern WC. Panelled bath with mixer shower attachment. Tiling to walls. Shaver point.

COMMUNAL GROUNDS

Mainly laid to lawn.

PARKING

Secure parking for one vehicle.



PROPERTY DETAILS

All figures are approximate and should be checked by your legal representative. Lease: Approximately 984 years. (31/12/3004)
Service Charge: £114 pcm. Ground rent: £425 per annum. Buildings Insurance: £207 per annum.

AGENTS NOTE

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. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		