



Cameron Close Warley

Well presented two double bedroom ground floor apartment ideally situated within 0.2 miles of Brentwood mainline station which offers commuters direct links into central London as well as the Elizabeth Line for the West End and once complete, Heathrow airport. Accommodation comprises open plan kitchen/lounge/diner, two double bedrooms and bathroom. There is also an allocated parking space and the property is sold with no onward chain. EPC D.

£250,000



Communal Entrance Hall
Video entrance system, communal entrance hall leading to apartment door.

Entrance Hall
Spacious hallway with open storage area ideal for coats and shoes. two storage cupboards, one housing a wall mounted boiler and the other gas and electric meters. Radiator and doors to;

Kitchen 14' 1" x 7' 2" plus door recess (4.29m x 2.18m)

Wide range of wall and base fitted units with rolled edge work surface. Gas hob with cooker hood above and electric double oven below. Stainless steel sink with drainer and mixer tap. Space for fridge/freezer, washing machine, tumble dryer and dishwasher. Part tiled walls, window to rear and open to;

Lounge/Diner 17' 2" x 13' 9" x 13' 3" x 6' 6"
(5.23m x 4.19m x 3.73m x 1.98m)

Spacious L-shaped room with radiator and window to front.

Bedroom 1 12' 3" x 11' 0" (3.73m x 3.35m)
Built in storage cupboard, radiator and window to rear.

Bedroom 2 11' 4" plus door recess x 8' 6" (3.45m x 2.59m)
Built in storage cupboard, radiator and window to front.

Bathroom
Panelled bath with shower attachment and screen. Vanity wash hand basin with storage below, concealed cistern WC, heated towel rail, tiled floor, part tiled walls, storage cupboard and windows to rear.

Externally
Allocated parking space and communal lawned areas.

Agents Note
Share of freehold. Lease - 958 years remaining. Service charge - £100.00 per month (to be confirmed). Ground Rent not applicable. Annual buildings insurance - £1,426.96



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax band C

148 Hutton Road
Shenfield
Essex CM15 8NL

01277 225191
admin@wnproperties.co.uk
wnproperties.co.uk



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