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# Ingrave Road, Brentwood

**WN**  
PROPERTIES

# Ingrave Road, Brentwood

£264,995

Modern one bedroom ground floor apartment situated in a sought after location with private gated access via Priest Lane and views overlooking Shenfield Common. Accommodation comprises an entrance hall with doors to; lounge, kitchen with appliances, double bedroom and bathroom. Externally there are attractively landscaped communal gardens and an allocated parking space. Conveniently located 0.8 mile walk from Brentwood Mainline Station and within 1.3 miles walk of Shenfield Mainline Station has fast trains reaching London Liverpool Street and both have extended Elizabeth Line service to the West End and Heathrow airport. No onward chain. Share of Freehold. EPC C.



Communal Entrance  
Security intercom and communal entrance door leading to communal hallway. Private entrance door to:

Entrance Hallway  
Entrance door leads to hallway with attractive wood style flooring, radiator and doors to;

Lounge *14' 11" x 11' 10" (4.54m x 3.60m)*  
Spacious room with wood style flooring, radiator and sash windows with secondary glazing to front.

Kitchen *10' 4" x 5' 3" (3.15m x 1.60m)*  
Kitchen with range of wall and base fitted units and appliances

including fridge/freezer, washing machine and dishwasher. Fitted electric oven, electric hob with cooker hood above. Ample work surface area with sink, drainer and mixer tap. Wall mounted combination boiler housed in cupboard. Double glazed window to side.


Bedroom *14' 11" to rear of wardrobe x 8' 7" (4.54m x 2.61m)*  
Double bedroom with fitted wardrobes, radiator, wood style flooring and sash windows to rear.

Externally  
Attractive communal garden areas with flower beds and established trees. Wrought iron fencing and sliding gate which is opened by fob or code. Allocated parking space and additional visitor spaces.

Agents Note  
Share of Freehold.  
Years remaining on lease - 993  
Ground rent - Peppercorn  
Service charge - £914.72 per annum, paid half yearly.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	76	77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

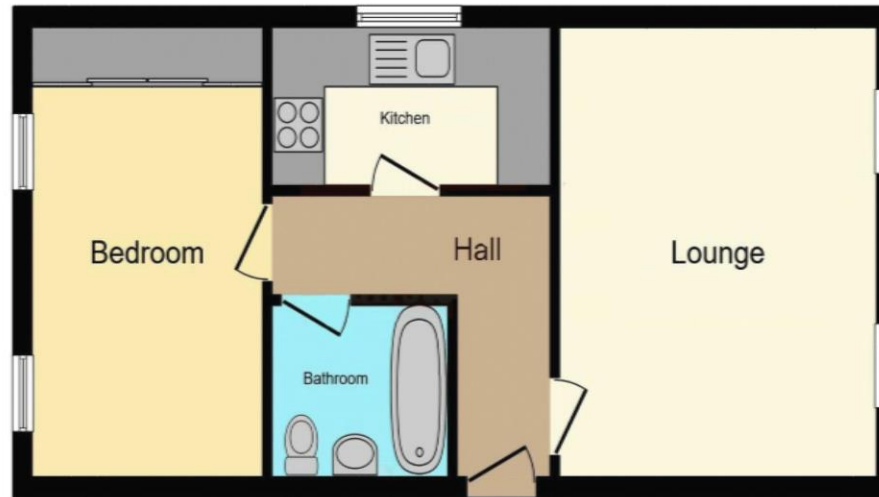
Council Tax Band

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Total floor area 64 sq.m. (688 sq.ft.) approx

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