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Osborne Heights, Warley, Brentwood

WN
PROPERTIES

Osborne Heights Warley, Brentwood

£399,995

Impressive and spacious two-bedroom second-floor apartment located in the highly desirable Clements Park development which is ideal for Brentwood station as well as a host of local amenities. The property is well presented and provides a large lounge/diner with Juliette balcony, refitted kitchen with appliances, master bedroom with Juliette balcony, luxury re-fitted en-suite shower room and separate refitted bathroom. The property is further enhanced by the benefit of a garage, allocated parking space, and a 999 (TBC) year lease. Brentwood's Mainline Railway Station with its links to London Liverpool Street including the Elizabeth Line is located within 0.5 miles. There is good access to Weald Country Park and woodland walks at Thorndon Country Park and good access to the M25/A12 motorway Intersection . Brentwood High Street with its array of shops, bars and restaurants is located within 1 mile and Hollytree's Primary School is located nearby. EPC C.



Communal Entrance

Security video entrance door. Stairs rising to an independent second floor landing with built in cupboard, windows to front and rear and door to;

Entrance Hall

Built in cupboard, wall mounted video entry phone, wood effect laminate flooring and doors to;

Lounge/Diner 20' 4" x 16' 5" (6.19m x 5.00m) max.

Bright and spacious room with window to rear and French doors to Juliette balcony. Matching wood effect laminate floor.

Kitchen 12' 0" x 8' 0" (3.65m x 2.44m)

Re-fitted with an extensive range of white gloss fronted base and wall cupboards complimented by quartz work surfaces incorporating integrated fridge freezer and dishwasher. Inset sink with mixer tap and space for washing machine. Inset oven and gas

five burner hob with extractor hood above. Ceramic tile effect flooring and window to rear aspect.

Master Bedroom 12' 7" x 11' 2" (3.83m x 3.40m) max.

An attractive room with French doors to Juliette balcony, two built double wardrobe and adjacent built in cupboard. Door to;

En-suite Shower

Refitted with a large built in shower, WC and wash hand basin set in wall mounted wood effect drawer unit. Ceramic tiled floor and window to side aspect. Chrome heated towel rail.

Bedroom Two 9' 9" x 8' 0" (2.97m x 2.44m) to front of wardrobes.

Fitted wardrobes and two windows to front aspect.

Bathroom

Re-fitted with three piece suite and marble style tiling comprising bath with shower over, WC and wash hand basin with cupboard beneath and chrome heated towel rail.

Garage & Parking

Situated third on the left adjacent to the entrance door with up and over door. Allocated parking space situated at the rear of the apartments,

Agents Note

Leasehold – 999 years from November 2002
Service charge - £782.00 per half year
Ground Rent - £115 per half year





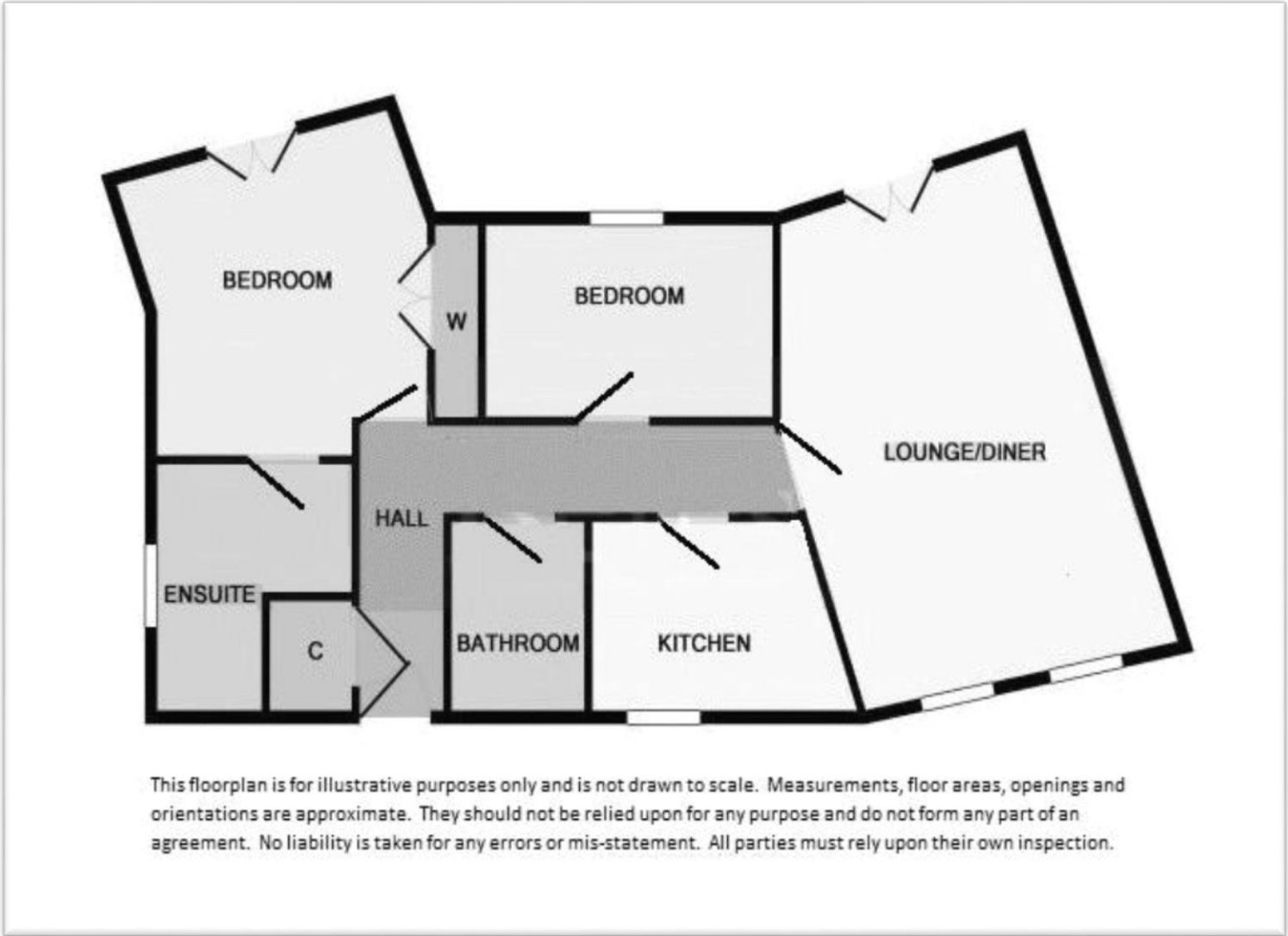
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
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Council Tax Band E

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