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Hart Street, Brentwood

WN
PROPERTIES

Hart Street Brentwood

Offers in Excess of £300,000

A luxurious two bedroom located in Ropers Yard, just off the charming Crown Street. Crownleigh Court is the ideal place to be in the town centre, with its multiple selection of shops, bars, and restaurants, in addition to being within easy reach of Brentwood mainline railway station and the M25 London orbital. The superb specification of this apartment includes a video entry system, lift to all floors, security alarm, underfloor heating, mood lighting with 'App' functionality, Amtico and carpeted flooring and Walnut internal doors. The accommodation includes an open plan lounge/diner/kitchen with appliances, two bedrooms, en-suite shower room and separate bathroom with automatic lighting. EPC B



Communal Hall

Security video entry system, stairs and lift to all floors with carpeted communal hallways.

Entrance Hall

Built store cupboard, Amtico flooring, wall mounted video entryphone and security alarm. Thermostat for underfloor heating. Walnut doors to;

Open plan Kitchen/Lounge/Diner 18' 7" max x 11' 10" max (5.66m x 3.60m)

Fitted kitchen with a comprehensive range of gloss fronted units and granite work surfaces. Fitted appliances including, dishwasher, integrated fridge/freezer, oven, ceramic hob, extractor hood and washer/dryer. Open to lounge/dining area with Juliet balcony and sliding door. Amtico flooring, 'Mood' lighting with smartphone 'App' functionality and cupboard housing gas fired boiler.

Bedroom 1 12' 3" x 12' 2" (3.73m x 3.71m)

Spacious double bedroom with window to side and door to;

En-suite

Three piece suite including shower, ceramic tiled walls and floor. Auto light on sensor, underfloor heating and heated towel rail.

Bedroom 2 8' 7" x 7' 10" (2.61m x 2.39m)

Double bedroom with window to side.

Bathroom

Three piece suite including bath with mixer tap and hand shower, ceramic tiled walls and floor. Auto light on sensor, underfloor heating and heated towel rail.

Externally

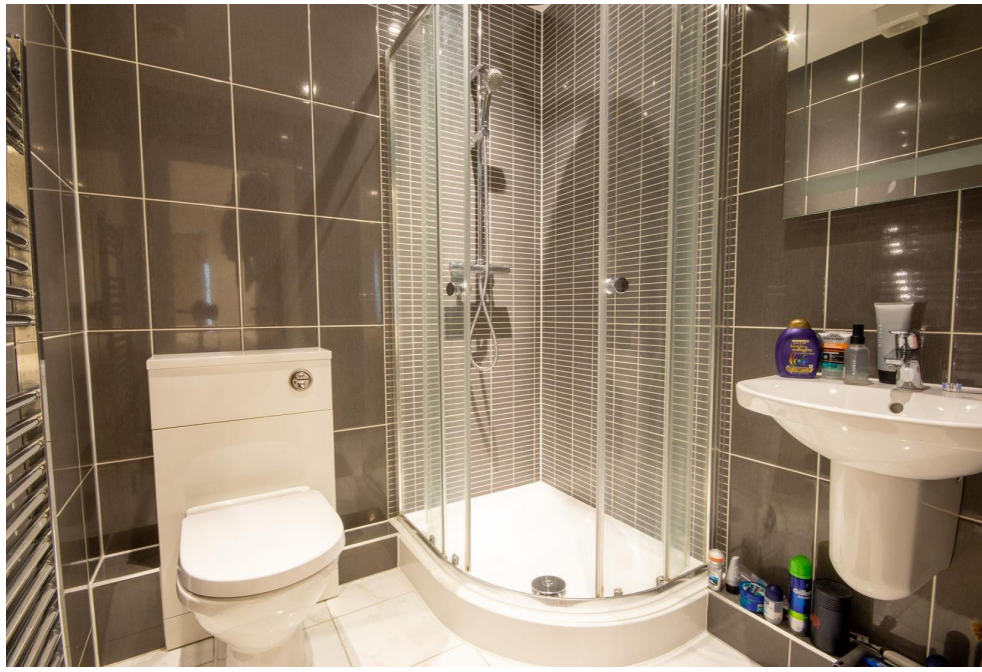
Lockable communal dustbin storage area. Gated and lockable communal gated area for bike storage.

Agents Note

118 years remaining on the lease.
Service charge - £2265.73 per annum.
Ground rent - £300 per annum.

Parking permit available in nearby public car park for one year, subject to negotiation.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	85
(69-80)	C	85
(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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