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Uplands Road, Warley

WN
PROPERTIES

Uplands Road Warley

£152,000

Situated in this popular retirement development for the over 55's is this one bedroom ground floor apartment benefiting from patio doors to a private patio area overlooking beautifully presented communal gardens. The apartment has an open plan modern fitted kitchen with appliances, spacious bedroom and a shower room. The development offers communal facilities including a ground floor residents lounge with doors opening to the communal gardens, library room, laundry room and a guest room. There is also a resident House Manager's office on the ground floor. Within 1 mile of Brentwood mainline station, doctors, dentists and pharmacy. This apartment does not come with parking however you can park close by if needed and there is a visitor parking bay. EPC C.



Entrance Hall

Storage cupboard housing electric meter and doors to;

Open Plan Kitchen Area 9' 4" x 7' 5" (2.84m x 2.26m)

Modern fitted kitchen with a range of wall and base fitted units, integrated high level electric oven, electric hob, stainless steel sink with drainer, fridge, freezer, dishwasher and breakfast bar. Open to;

Lounge 13' 4" x 10' 7" (4.06m x 3.22m)

Spacious room with wall mounted electric heater and patio doors to private patio area and communal garden.

Bedroom 13' 4" x 9' 1" (4.06m x 2.77m)

Wall mounted electric heater and double glazed window to rear over looking attractive communal garden.

Wet Room

Vanity wash hand basin with storage below and mixer tap. Pedestal WC, wet room style shower, tiled walls and airing cupboard.

Communal Facilities

The development offers communal facilities including a ground floor residents lounge with doors opening to the communal gardens, library room, laundry room and a guest room. There is also a resident House Manager's office on the ground floor.

Agents Note

Service Charge: £266 per month in total incl. buildings insurance, ground rent Lease - 89 years remaining





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax Band B

148 Hutton Road
 Shenfield
 Essex CM15 8NL
 01277 225191

admin@wnproperties.co.uk

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