

Uplands Road, Warley



# 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







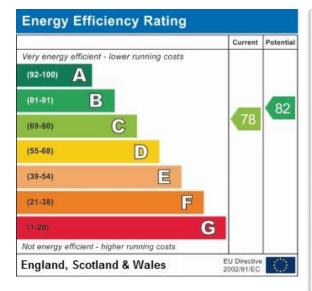












Council Tax Band B

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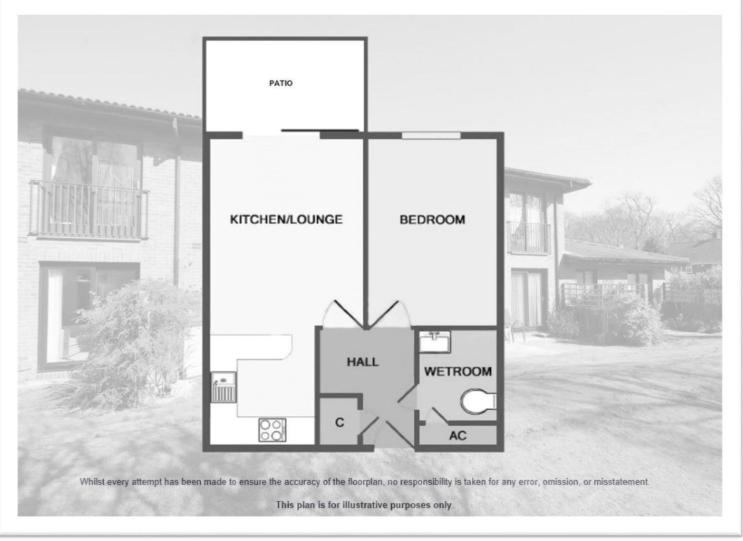
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