



**Flat 14 St Raphael's Place, Pastoral Way
Warley**

MEACOCK & JONES

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MEACOCK & JONES

A superb and quite unique one bedroom first floor apartment appointed to a very high specification and situated within easy reach of Brentwood Mainline Railway Station. This very individual apartment forms part of a converted Gothic Chapel on the popular Clements Park development and provides a wealth of character.

Guide price £325,000



Entranced by a solid wood front door. Steps descend to the:-

Lounge 17'11 x 14'1 (5.46m x 4.29m)

A magnificent living space with vaulted ceiling and two double glazed Gothic style feature windows to the front elevation. Solid wood strip flooring with underfloor heating. Wrought iron spiral staircase leads to the mezzanine bedroom. Open plan to the kitchen/diner.

WC 5'10 x 4'4 (1.78m x 1.32m)

Wash hand basin with vanity unit below. WC with concealed cistern. Part tiling to walls. Continuation of the wood strip flooring. Spotlights to ceiling. Extractor fan.

Kitchen/Diner 14'1 x 12'11 (4.29m x 3.94m)

The kitchen/diner area has been comprehensively fitted with a fine quality range of Shaker style units that comprise base cupboards, drawers and matching wall cabinets. Bosch single oven with Bosch extractor above. Integrated appliances to remain include fridge/freezer, dishwasher and washing machine. Insert into a contrasting work top is a sink unit with mixer tap with herringbone style tiling to the wall. Three stunning full height stone pillars with arched window overlooking the rear elevation. Spotlights to ceiling. Space for dining table and chairs.

Bedroom 17'3 max x 10'9 (5.26m max x 3.28m)

A magnificent bright and spacious bedroom with vaulted ceiling. Views to the front and rear elevation. Underfloor heating. Large walk-in double wardrobe.

Bathroom 7' x 6'9 (2.13m x 2.06m)

A luxuriously appointed room fitted with a suite that comprises a panel bath with mixer taps and shower attached above, wash hand basin with vanity unit below and WC with concealed cistern. Tiling to the floor and part tiling to the walls.

Outside

St Raphael's place offers allocated parking for residents via a gravel driveway and has views over a central green to the front.

Agents Note

Lease Term 990 years

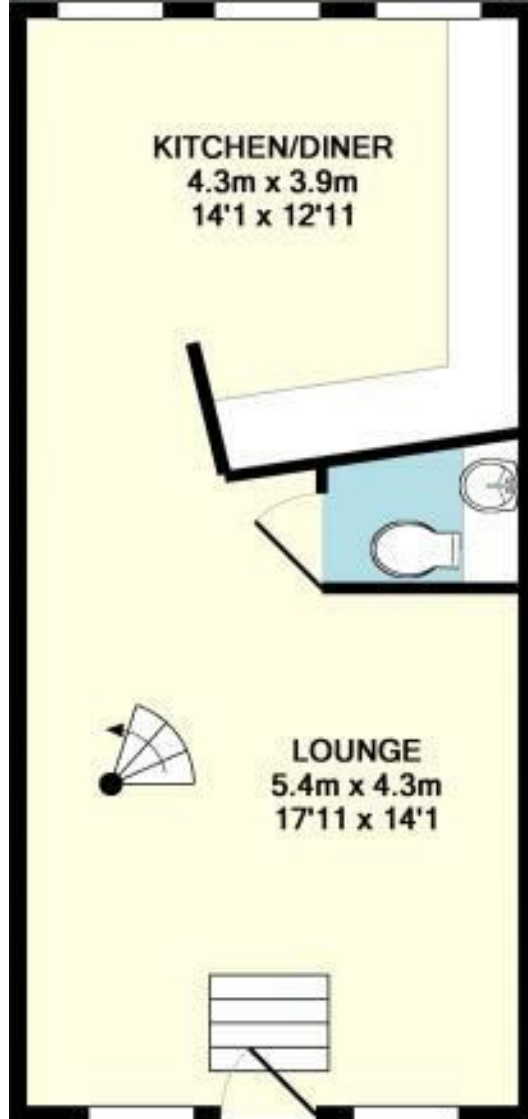
Share of Freehold

Service Charge: £1,800 per annum

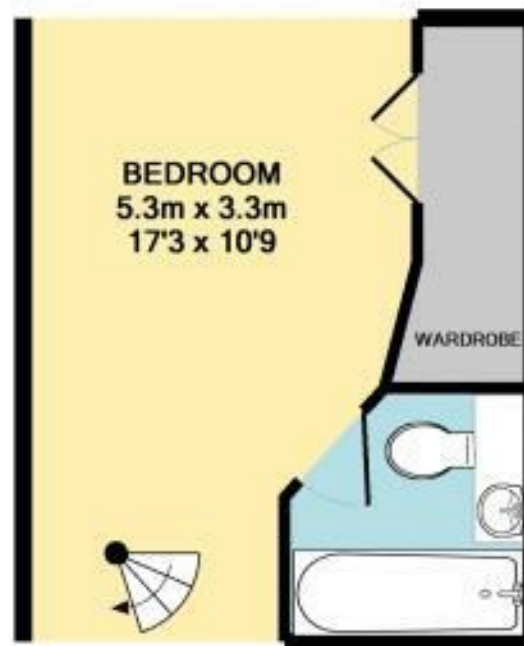
No Ground Rent Charge







GROUND FLOOR
APPROX. FLOOR
AREA 40.0 SQ.M.
(430 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 22.6 SQ.M.
(243 SQ.FT.)

TOTAL APPROX. FLOOR AREA 62.5 SQ.M. (673 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	