



**8 Swallows Court Gresham Close
Brentwood
£225,000**

MEACOCK & JONES

Set in a superb position just a stones throw away from Brentwood mainline railway station, with its Elizabeth line links, this top floor apartment would make a perfect first time purchase or investment.

The accommodation commences with a spacious entrance hallway leading to the large open plan kitchen/living space, the kitchen area being comprehensively fitted with a range of shaker style maple units and contrasting work tops, with some integrated appliances and space for others. The double bedroom is of good size with floor to ceiling height wardrobes to one wall, whilst the three piece bathroom is tiled and fitted with a white suite.

Externally there is an attractive communal garden and an allocated parking space for convenience. There are local shops and services very close by whilst a short walk takes you to Brentwood high street, just 0.8 miles away, where you will find many options for socialising and shopping.

- ONE DOUBLE BEDROOM
- SPACIOUS KITCHEN/LIVING SPACE
- NO ONWARD CHAIN
- COMMUNAL GARDEN
- ALLOCATED PARKING SPACE
- STONES THROW TO BRENTWOOD STATION
- TOP FLOOR APARTMENT
- 0.8 MILES TO BRENTWOOD HIGH STREET



From a secure entrance a staircase rises to the second floor landing where the property can be found. A front door opens to:-

Entrance Hall 11'5 in length (3.48m in length)

Wall mounted security entry phone. Radiator. Wood effect flooring. Spotlights to ceiling. Door to:-

Kitchen/Dining/Living Area 26'5 x 8'5 (8.05m x 2.57m)

The kitchen area has been comprehensively fitted with a range of units comprising base cupboards, drawers and matching wall cabinets along two walls. A matching wood effect rolled edge worktop incorporates a stainless steel effect single drainer sink unit with mixer tap and tiled splashbacks. Space for washing machine. Integrated appliances to remain include a fan assisted Beko oven with four ring gas hob and Creda extractor unit fitted above. Integrated refrigerator and freezer. Wood effect flooring. Radiator. Spotlights to ceiling. To the far end of the room is a UPVC double glazed window facing the front elevation of the building.

Bedroom 13'3 x 8'2 (4.04m x 2.49m)

Double glazed window to front aspect with radiator below. Spotlights to ceiling. A range of floor to ceiling mirrored doors open to reveal a wardrobe fitted with hanging rail and shelving. Access to loft storage.

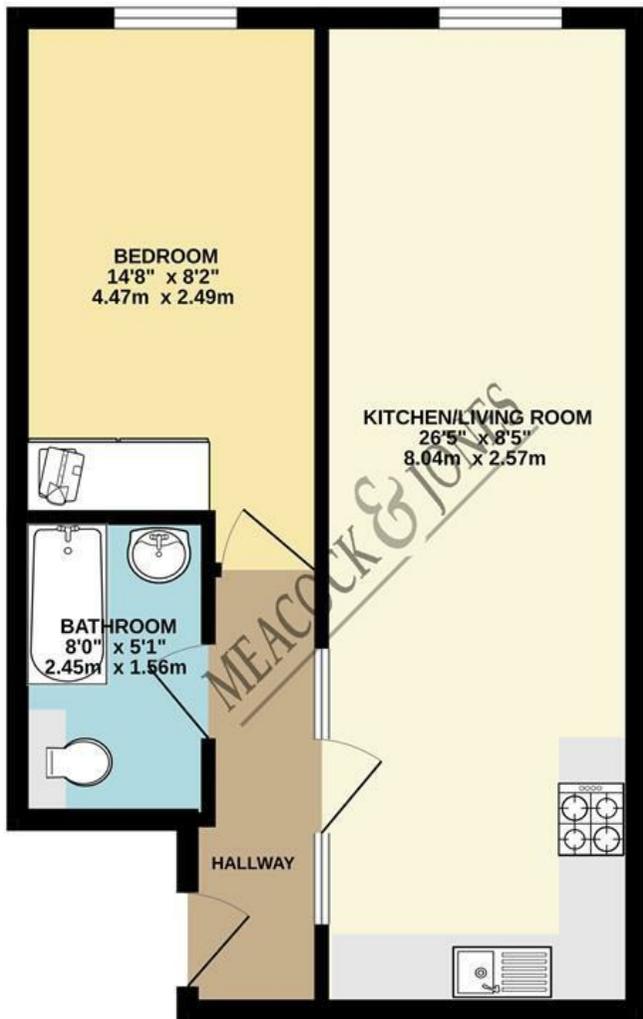
Family Bathroom

The bathroom comprises a panel enclosed bath with hand grips, mixer tap and shower attachment with shower screen. Vanity wash hand basin with mixer tap. Back to wall WC with concealed cistern. Radiator. Tiling to full ceiling height. Extractor. Spotlights to ceiling. Tiling to floor. Shaver point.





GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	

TOTAL FLOOR AREA : 415 sq.ft. (38.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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