



**Station Place 114-118 Kings Road
Warley
Offers over £350,000**

MEACOCK & JONES

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*** Guide Price £350,000 - £375,000 *** Set in a prime location, we are delighted to be offering for sale this luxurious top floor penthouse apartment located just a stones throw of Brentwood station and the ever popular Elizabeth Line, with far reaching views available from some of the rooms.

The apartments are entered via a secure video entry system at both the front and rear, with the convenience of lift access should that be required instead of the stairs. The beautifully presented accommodation commences with a bright and spacious hallway, with attractive wood flooring, giving access through to the open plan kitchen/diner/lounge with the high ceilings, which feature throughout the apartment, and large window giving a feeling of space and light. The modern kitchen area has been finished to a high standard with a great range of units at eye and low level, plus the added benefit of built in Bosch appliances, whilst the lounge area has plenty of room to arrange sofas, chairs and a table.

There are two double bedrooms, the main bedroom having the advantage of its own modern ensuite shower room with walk in shower. The bathroom completes the accommodation and again, is modern in design with a white fitted suite and contrasting tiling.

Externally to the rear the apartment has its own allocated parking space in the private car park. There are convenient local shops and services close by, with Brentwood high streets greater options for shopping and socialising just a short walk away. Brentwood station is just a one minute walk and offers a fast and frequent service into London, with further onward links provided by the Elizabeth Line. There are many excellent local schooling options at all levels from nursery upwards, and the area also has many parks and woodlands to explore. The apartments were built in 2018 and therefore have a couple of years left on the New Build warranty.

• PENTHOUSE APARTMENT

• TWO BATHROOMS

• BEAUTIFULLY PRESENTED THROUGHOUT • TWO DOUBLE BEDROOMS

• SECURE ENTRY TO FRONT AND REAR

• ALLOCATED CAR PARK SPACE

• FANTASTIC HIGH CEILINGS

• STONES THROW TO BRENTWOOD
STATION



Accommodation comprises:

Entrance Hallway

Kitchen/Diner/Lounge 19' x 17'5 (5.79m x 5.31m)

Bedroom One 17'4 x 10'8 (5.28m x 3.25m)

Ensuite Shower Room 7'4 x 4'5 (2.24m x 1.35m)

Bedroom Two 12'10 x 8'4 (3.91m x 2.54m)

Bathroom 6'9 x 6' (2.06m x 1.83m)

Ground Rent £250 per annum

Service Charge £1700 per annum

Lease 119 years remaining



APPROX INTERNAL FLOOR AREA
TOTAL 75 SQ M 808 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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Ground Floor



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	