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# MEACOCK & JONES



## 3, Endsway Court Burland Road

**Guide Price £220,000 - £240,000**

\*\*\* Initial Offers Invited £220,000 - £240,000 \*\*\*

With location being everything, look no further than this two bedroom flat set just a stones throw from Brentwoods high street, with its great options for shopping and socialising. Brentwood railway station is also an easy walk away, offering its frequent service into London and beyond with the Elizabeth Line links.

This two bedroom ground floor flat is perfectly positioned for all the local Brentwood schools, with plenty of options to choose from at all levels, from nursery through to senior school.

The property is in need of total modernisation so is ideal for someone looking to put their own stamp on their first step onto the property ladder. The accommodation includes a spacious dual aspect lounge and a large kitchen with a courtesy door to the outside, in addition to two bedrooms, bedroom two overlooking the garden, and a modern shower room.

Externally there are communal gardens and this property has the added advantage of a garage.





Accommodation comprises:

Entrance Hall

Lounge

13' x 12' (3.96m x 3.66m)

Kitchen

14'10 x 7'9 (4.52m x 2.36m)

Bedroom One

9'9 max x 9'7 max (2.97m max x 2.92m max)

Bedroom Two

8'2 max x 7'9 max (2.49m max x 2.36m max)

Shower Room

7'3 x 5'10 max (2.21m x 1.78m max)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(49-54) E			(49-54) E
(41-48) F			(41-48) F
(31-40) G			(31-40) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

