



**1 Edmund Rice House, Milan Walk
Brentwood
£345,000**

MEACOCK & JONES

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MEACOCK & JONES

A very well presented two bedroom ground floor apartment situated on the highly sought after Weald Park development within 0.5 miles of. Brentwood High Street and within 0.9 miles of Brentwood mainline railway station. The property is offered with no onward chain.

- Two Bedrooms

- Kitchen

- En-suite shower room

- Bathroom

- Living Room

- Communal gardens

- Sun Terrace

- Allocated Parking



An entrance door with secure entryphone system opens to the communal hallway.

A solid wood entrance door opens to the:-

ENTRANCE HALLWAY

A bright area which leads into the living room. Wood strip flooring. Radiator. Window to the side.

LIVING AREA/DINING AREA 22'4 x 12'11 (6.81m x 3.94m)

A generously sized room. Wood strip flooring. Two windows to the side and rear elevations overlooking the communal gardens. Radiator. Double glazed french doors leading out to the sun terrace.

SUNTERRACE

This is a most attractive feature of this apartment. The private spacious terrace is screened and provides an area for outdoor relaxation and al fresco entertaining.

KITCHEN 12'6 x 10'10 (3.81m x 3.30m)

Open to the living area, the kitchen is fitted with a range of base and eye level units with wooden work tops above. Radiator. Space for two domestic appliances. Electric oven with hob and with extractor hood above. Continuation of wood strip flooring.

BEDROOM ONE 11'1 x 10'3 (3.38m x 3.12m)

A good sized double bedroom. Wood strip flooring. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Walk-in shower cubicle. Low level flushing WC. Wall hung wash hand basin. Chromium heated towel rail. Tiling to walls with decorative borders. Wood strip flooring.

BEDROOM TWO 11'1 x 8'6 (3.38m x 2.59m)

Wood strip flooring. Radiator.

BATHROOM 6'1 x 6'6 (1.85m x 1.98m)

Panel enclosed bath. Close coupled WC. Tiling to walls with decorative border. Wall hung wash hand

basin. High level obscure double glazed window. Wood strip flooring.

OUTSIDE

Allocated parking space.

AGENTS NOTE

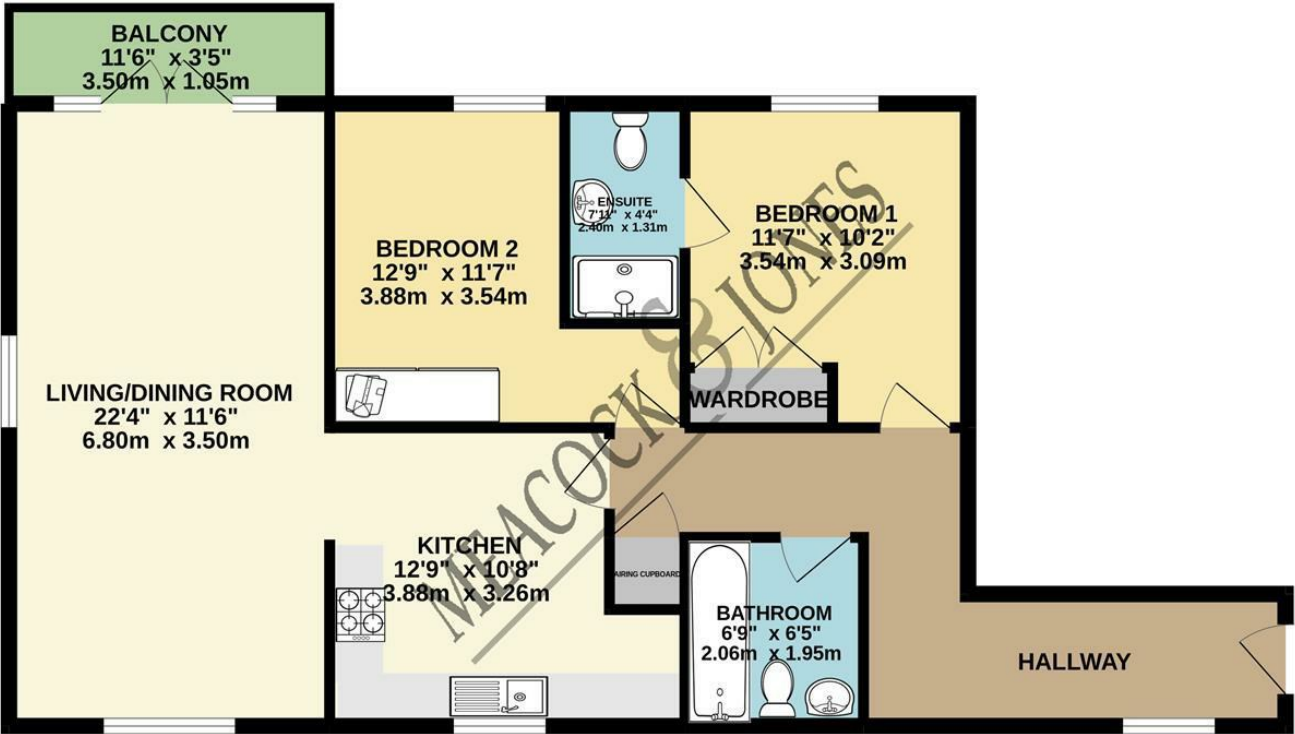
Leasehold property: 125 years from 2009 (112 years remaining)

Service Charge: £889.00 payable every 6 months

Ground Rent: £300.00 per annum



GROUND FLOOR
822 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 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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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	