



**17 Becketts Court Canterbury Way  
Great Warley  
Asking price £260,000**

**MEACOCK & JONES**

## 17 Becketts Court Canterbury Way, Great Warley, Essex, CM13 3BA

This two bedroom first floor apartment is ideally located for easy access to Brentwood mainline railway station and the town centre. The property is also within easy reach of good local schools and parks.

A secure communal entrance door opens to the ground floor of the building. A staircase rises to a first floor landing where the apartment is located. A store cupboard belonging to the flat 17 is located under the stairs on the ground floor.

### ENTRANCE HALL

A door opens to the spacious entrance hall. Cloaks cupboard. Entryphone system. Radiator. Coved cornice to ceiling. Door leads to:-

### LOUNGE

16'8 x 10'11 (5.08m x 3.33m)

An impressive lounge. UPVC double glazed window with radiator below enjoying impressive views across the green to the rear of the property. Coved cornice to ceiling.

### KITCHEN

10' x 8'9 (3.05m x 2.67m)

UPVC double glazed window to the rear elevation. Fitted with a range of maple effect units comprising base units and eye level cupboards. Tiled splashback. Gas hob with electric oven beneath. Space for washing machine and tumble drier. Tiling to floor. Gas fired boiler providing heating and hot water to the property. Radiator.

### BEDROOM ONE

13'7 x 8'11 (4.14m x 2.72m)

A spacious bedroom accessed from the hallway. Coved cornice to ceiling. Double walk-in wardrobe. UPVC double glazed window overlooking the front elevation with radiator below.

### BEDROOM TWO

8'5 x 7' (2.57m x 2.13m)

UPVC double glazed window to the front elevation with radiator below. Coved cornice to ceiling. Built-in storage cupboard.

### BATHROOM

5'7 x 6'5 (1.70m x 1.96m)

Tiling to the floor. Wall tiling to ceiling height. Aqua electric shower. Fitted with a white suite comprising panel enclosed bath. Close coupled WC. Pedestal wash hand basin. Extractor fan.

### OUTSIDE

### GARAGE

The property benefits from a garage. Fitted with up and over door.

### AGENT'S NOTE

The property has two allocated car parking spaces.

Maintenance charges £110.00 per calendar month including ground rent.

999 year unexpired lease.

Share of Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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