



Flat 6 Waterford House
Highland Avenue
£1,595 Per calendar month

MEACOCK & JONES

Flat 6 Waterford House, Highland Avenue, Essex, CM15 9DD

A superb luxury two bedroom first floor apartment with lift. Located in a smart contemporary block in the centre of Brentwood, close to the High Street, good local schools and countryside walks. The property benefits from a modern open plan living space and has the benefit of a southerly external balcony. The apartment has an allocated gated parking space and is offered to the market with no onward chain.

From a secure entrance steps rise to the first floor landing from which a front door opens to:-

Entrance Hall

Wood effect floor with underfloor heating system. Wall mounted entry phone system. Doors to:-

Kitchen/Dining Room

25'4 max x 19'5" > 13' (7.72m max x 5.92m > 3.96m)

The kitchen area has been comprehensively fitted with a fine quality range of light gloss units that comprise base cupboards, drawers and matching wall cabinets with concealed downlighting fitted along two walls. A long quartz worktop incorporates a stainless steel one and a quarter bowl sink unit with mixer tap and ribbed quartz drainer. Integrated appliances include Smeg cooker with Smeg fan assisted oven below and concealed extractor fan fitted above. Integrated microwave and washing machine. Refrigerator and freezer to remain. Continuation of wood effect floor from entrance hall with underfloor heating. Spotlights to ceiling. A large UPVC double glazed bay window to front elevation in addition to a second UPVC double glazed window that is fitted adjacent illuminate this large space. A UPVC double glazed door leads to the external southerly balcony. A tall cupboard conceals the gas fired boiler.

Bedroom One

10' x 9' (3.05m x 2.74m)

A bright and spacious bedroom from which a pair of UPVC double glazed doors that open to the south facing external balcony. Two sets of floor to ceiling wardrobes fitted with sliding doors provide ample hanging and shelving space. Fuse box concealed within one of the wardrobes. Door to:-

En-suite Shower Room

Contains a turned shower enclosure with wall mounted controls and hand held shower attachment. Back to wall WC with concealed cistern. Vanity wash hand basin with mixer tap. Tiling to floor and to full ceiling height. Extractor fan. Spotlights to ceiling. Heated towel rail.

Bedroom Two

9'8 max x 9'6 max (2.95m max x 2.90m max)

A pair of UPVC double glazed french doors open to the southerly external balcony.

Family Bathroom

Contains a tiled enclosed bath with mixer tap, wall mounted shower attachment and glass shower screen, vanity wash hand basin with mixer tap and back to wall WC with concealed cistern. Tiling to floor and to full ceiling height. Heated towel rail. Spotlights to ceiling. Extractor fan.

Agent's Note

The apartment is fitted with underfloor heating. There is an external secure bike storage facility.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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

