



**Halcyon Place**  
**Brentwood CM14 4QN**  
**Guide Price £450,000-£460,000**

# Halcyon Place, Brentwood, CM14 4QN

GUIDE PRICE £450,000 - £460,000

On the site of the former Brentwood Police Station, less than one mile from both the train station and the town centre is this modern Weston Homes apartment. Boasting an impressive 811 sq ft of accommodation with two balconies. One of the only apartments within this complex to have a secure underground parking space.

Approached via a communal entrance hallway with stairs and a lift to all floors, situated on the top floor offering impressive views across to the City of London. The front door leads into the main living space, a generous open plan space with defined areas. The kitchen is nicely tucked to the side with a range of wall and base fitted units, space for a dining table and a large lounge / family space with a door leading to the primary balcony.

There are two good size double bedrooms, the principle bedroom has an en-suite shower room and a double fitted wardrobe, also benefitting from a private balcony area. The second bedroom has an en-suite bathroom and a window overlooking the main balcony area.

Offering the remaining NHBC warranty. Viewing is highly recommended to appreciate the size of accommodation on offer. NO ONWARD CHAIN.



**ENTRANCE**  
**KITCHEN/LIVING/DINING ROOM**  
21'4 x 22'11 (6.50m x 6.99m)

**BEDROOM**  
12' x 15' (3.66m x 4.57m)

**EN-SUITE**  
7'11 x 6'8 (2.41m x 2.03m)

**BEDROOM**  
10' x 13'5 (3.05m x 4.09m)

**EN-SUITE**  
6'7 x 7'7 (2.01m x 2.31m)

**BALCONY**  
6' x 20' (1.83m x 6.10m)

**BALCONY**  
**LEASE - 995 YEARS REMAINING**  
**GROUND RENT/SERVICE CHARGE - £655 BI-ANNUALLY**



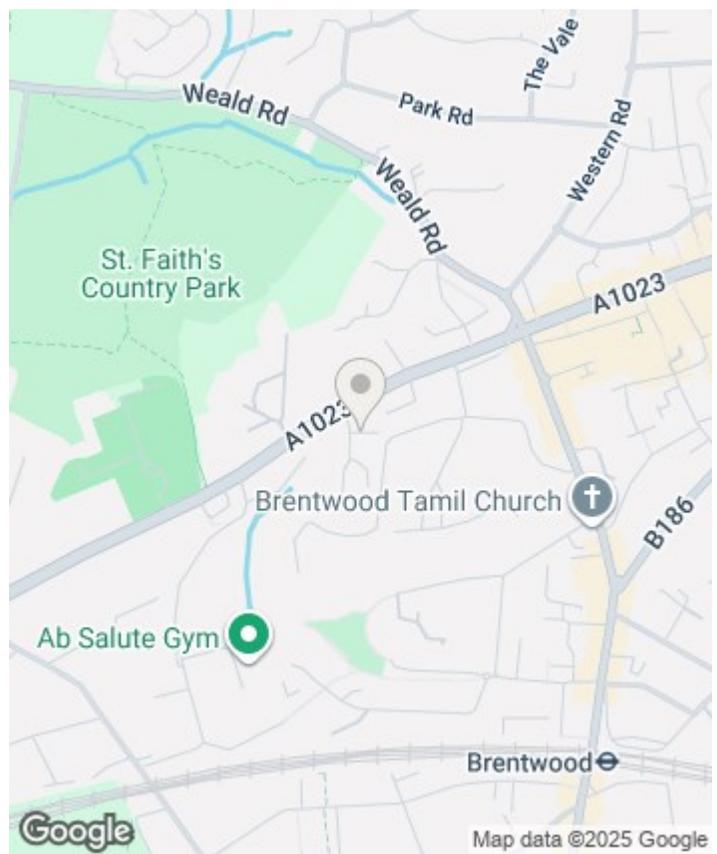


**Third Floor**  
Approx. 74.4 sq. metres (800.9 sq. feet)

Total area: approx. 74.4 sq. metres (800.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

**Halcyon PI**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**PLEASE CALL 01277 355005 TO ARRANGE A VIEWING**  
**www.walkersestates.co.uk**

**INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION – PROFESSIONAL SERVICE**

These particulars do not constitute, nor constitute any part of an offer or contract. All measurements are given as a guide, no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or mis-statement in these particulars. Walkers Village & Country Homes Limited do not make or give, whether in these particulars, during negotiations or otherwise, any representation whatsoever in relation to this property.

