

## PROPERTY BROCHURE



The Spires, Eastfield Road  
Brentwood, CM14 4GX

2 Bedroom Apartment - Leasehold

OIEO £300,000

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## AT A GLANCE

- Lounge/Diner 5.90m x 2.91m (widens to 3.53m)
- Open Plan Kitchen 3.72m x 2.49m Oak Gloss Units with Integral Appliances.
- Bedroom One 4.82m x 2.75m With Fitted Wardrobes.
- Ensuite Double Shower, 2.29m x 1.49m
- Bedroom Two 3.78m x 2.41m With Fitted Wardrobe.
- Bathroom with Shower Over Bath 2.00m x 2.29m.
- 2 x Storage Cupboards
- 1 x Allocated Undercover Parking Space.
- Located Within A Short Walk to Brentwood Station and Town Centre.

**This Spacious and Modern 2 Double Bedroom, 2 Bathroom Apartment is Perfectly Located Being Within a Short Walk to Brentwood Station and Town Centre. It Benefits from Having a Large Lounge/Diner and Fully Equipped Kitchen with all Appliances including Dishwasher.**

**Allocated Undercover Parking Space.**

**With no onward chain, it would suit a first time buyer or investor.**

**Early Viewings recommended.**

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Lounge/Diner 5.90m x 2.91m (widens to 3.53m)

Entered via Wooden Double Doors.

Central Heating Radiator, French Doors to Juliet Balcony, Light Pendant.

Sat, FM, TV, BT Socket, 4 x Double Plug Sockets.

Neutral Painted Walls, Fitted Carpets.



Open Plan Fully Fitted Kitchen 3.72m x 2.49m.

Lightwood Gloss Wall & Base Units with Lightwood Worktops. Chrome Sink, Mixer Tap.

Appliances include, Chrome Cooker Hood, Gas 5 Ring Hob, Electric Double Oven, Fridge Freezer, Washing Machine, Slimline Dishwasher.

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Bedroom One – 4.82m x 2.75m

French Doors Leading to Juliet Balcony

Central Heating Radiator, 3 x Double Plug Sockets, TV, BT Sockets.

Fitted Wardrobes.

Neutral Painted Walls, Fitted Carpets.



Ensuite Shower Room 2.29m x 1.49m

Chrome Heated Towel Rail  
White Ceramic WC, Washhand Basin  
in Vanity Units. Double Shower with  
Folding Glass Door

White Tiled Walls to Shower, remaining  
to Part Tiled and plaster walls.

Vinyl Flooring.



Bedroom Two 3.78m x 2.41m  
(including Fitted wardrobe)

Central Heating Radiator, 2 x Double  
Plug Sockets.

Double Glazed Window.

Neutral Painted Walls, Fitted Carpets.



Fully Fitted Bathroom with Shower over  
Bath 2.00m x 2.29m.

Chrome Heated Towel Rail

White Ceramic WC, Washhand Basin  
in Vanity Unit, Bath with Shower Over  
and Fitted Glass Screen, Vinyl Floor

White Tiled Walls Over Bath, remaining  
to Part Tiled and plaster walls.

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Allocated Covered Parking Space.



Communal Grounds.

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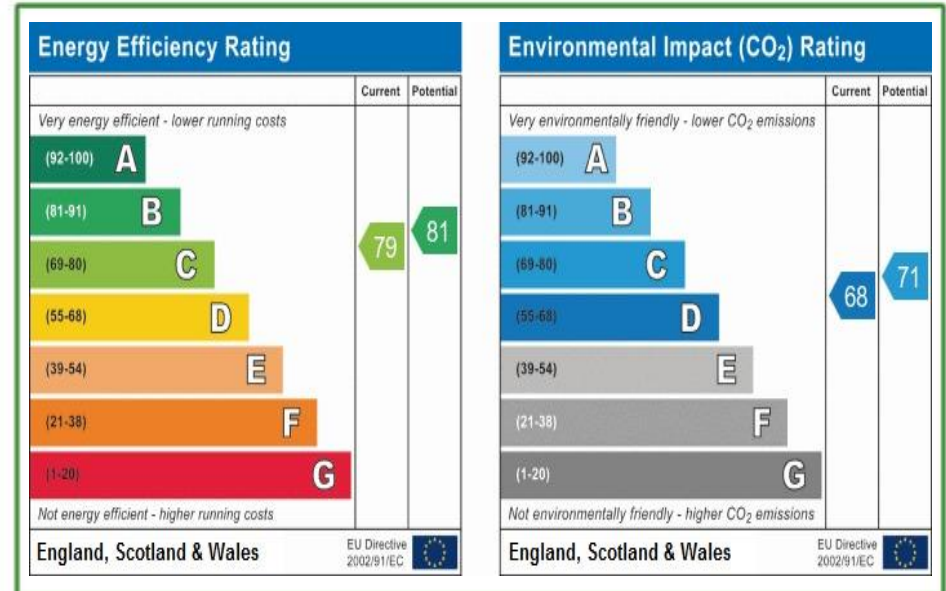
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Leasehold term of 125 years from and including 1<sup>st</sup> January 2003. (111 years Remaining)

Service Charges for 2017 £2040 PA  
Ground Rent £125 Every 6 Months.

Rental Valuation £1150 - £1200pcm  
Gross Yield of around 4 to 4.2%  
(based on the asking Price)



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These sales particulars are presented to prospective purchasers as a guide and whilst we endeavor to make them as fair, accurate and reliable as possible they should be treated only as a guide. If there is something you feel is important to you in particular then we would ask you to please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property.

All Measurements are approximate room sizes are only intended as general guidance. They must not be used for ordering carpets or any furniture.

Please note we have not tested the services or any of the equipment or appliances in this property. We strongly advise prospective buyers to arrange their own survey or said contractors reports before concluding any offers to purchase the property.

Furthermore, these sales particulars do not form any offer or contract and Domans Residential will not accept any liability to their accuracy.



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