



Brentwood Offers in Excess of



413 Becket House, New Road, Brentwood, Essex, CM14 4GA

A DELIGHTFUL TWO BEDROOM FOURTH FLOOR APARTMENT SITUATED IN THE CENTRE OF BRENTWOOD WITHIN WALKING DISTANCE OF THE MAINLINE RAILWAY STATION. THE PROPERTY HAS A BALCONY, EN-SUITE TO MASTER BEDROOM AND SECURE ALLOCATED PARKING. NO ONWARD CHAIN. HIGHLY RECOMMENDED. EPC: TBC.

❖ ENTRANCE HALL

❖ KITCHEN

❖ ENSUITE

❖ BATHROOM

❖ ALLOCATED PARKING SPACE

❖ LOUNGE

❖ BEDROOM ONE

❖ BEDROOM TWO

❖ BALCONY

COMMUNAL ENTRANCE HALL

Stairs and lift to all floors.

ENTRANCE HALL

Entry door system. Fitted carpet. Electric heater. Airing cupboard containing hot water cylinder and fuse box.

LOUNGE 20' 0" x 11' 2" (6.09m x 3.40m)

Double glazed windows to side and rear. Laminate flooring. Two electric heaters. Telephone and television points. Double Glazed patio door to the rear leading to balcony with wooden flooring. Glass screening guard rail with metal frames. Views over Brentwood town centre.

KITCHEN 9' 5" x 6' 7" (2.87m x 2.01m)

A Range of Antique cream base and eye level units with complimentary work surfaces. Splash back tiling. Inset one and a half stainless steel sink unit with mixer tap. Built in oven and hob with concealed extractor fan over. Integrated eye level microwave. Integrated fridge freezer. Integrated washing machine. Integrated dish washer. Tiled flooring. Power points.

BEDROOM ONE 14' 1" x 8' 6" (4.29m x 2.59m)

Recesses for wardrobes. Double glazed window to rear. Electric heater. Power and TV points.



EN-SUITE

White suite comprising of vanity wash hand basin with cupboard under. Splash back tiling. Low flush WC. Tiled shower cubicle with electric shower. Heated towel rail. Tiled flooring. Inset light fittings. Shaver point. Extractor fan.

BEDROOM TWO 11' 10" x 9' 5" (3.60m x 2.87m)

Double glazed window to rear. Electric heater. TV and power points.

BATHROOM

White suite comprising of low level WC with concealed cistern. Vanity wash hand basin set on a roll edge surface with cupboard under. Panelled bath with twin side grips and mixer shower attachment. Heated towel rail. Tiled flooring. Inset lighting to ceiling. Shaver point. Extractor fan.

PARKING

Secure allocated parking for one vehicle.

PROPERTY DETAILS

Lease term: 130 years approx. Ground rent: £200 per year.

Maintenance/Service charges: £2,018.47 every six months. EPC: TBC

Council tax band: E



AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area.





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believed to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



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This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

