



General view of block

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# Nightingale Court, The Galleries, Warley





# The Galleries Warley

£299,995

Superb one bedroom first floor apartment located within the stunning award winning Galleries development in Warley, ideal for easy walking distance to Brentwood mainline station just 0.7 miles distant. Nightingale Court was constructed in 2012 and forms part of the prestigious Galleries development that is a Grade II listed building conversion and is set within stunning landscaped grounds. Secure entry system leads to the communal hall with stairs providing access to the apartment comprising; bright and spacious entrance hall leading to an open-plan lounge/diner with fully fitted kitchen area that includes integrated appliances. Double bedroom with fitted wardrobes and adjacent luxuriously appointed bathroom. Allocated parking space within the communal car park. EPC B.





### Communal Entrance

Secure entry system with stairs to first floor.

### Entrance Hall

An attractive entrance to the apartment with wood flooring that continues into the lounge/diner. Radiator, built in linen cupboard and door to;

Lounge/Diner Area *21' 1" x 11' 2" (6.42m x 3.40m) Max.*

Bright and spacious room commencing with dining area adjacent to the kitchen

area. Window to rear aspect with radiator beneath and wood flooring. Open plan access to;

Kitchen Area *8' 2" x 7' 3" (2.49m x 2.21m)*

Fitted with an attractive range of pistachio coloured gloss fronted base and wall cupboards incorporating inset oven, gas hob and integrated cooker hood. Stainless steel sink with waste disposal unit and mixer tap. Integrated slimline dishwasher and washing machine. Integrated fridge/freezer.

Cupboard housing gas fired combination boiler and window to rear aspect.

Bedroom *14' 0" x 10' 2" (4.26m x 3.10m) Max.*

Built in double wardrobe and windows to side and rear aspect. Radiator.

Bathroom *7' 2" x 6' 10" (2.18m x 2.08m)*

Luxuriously appointed with shower/bath and glazed fitted shower screen. Back to wall WC. and wall mounted wash hand basin with mono bloc mixer tap, Chrome heated towel rail, ceramic tiling to walls and floor with window to rear aspect.

### Externally

Nightingale Court is set amongst superb landscaped grounds with an allocated parking space within communal car park and adjacent refuse storage area.

### Agents Note

Tenure - Tenure - 175 years from 2006 - 157 years remaining

Service Charge - £2,346.03

Ground Rent £250.00 from 03-05-2012 doubling every 20th year.





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

Energy efficiency chart

Council Tax Band D

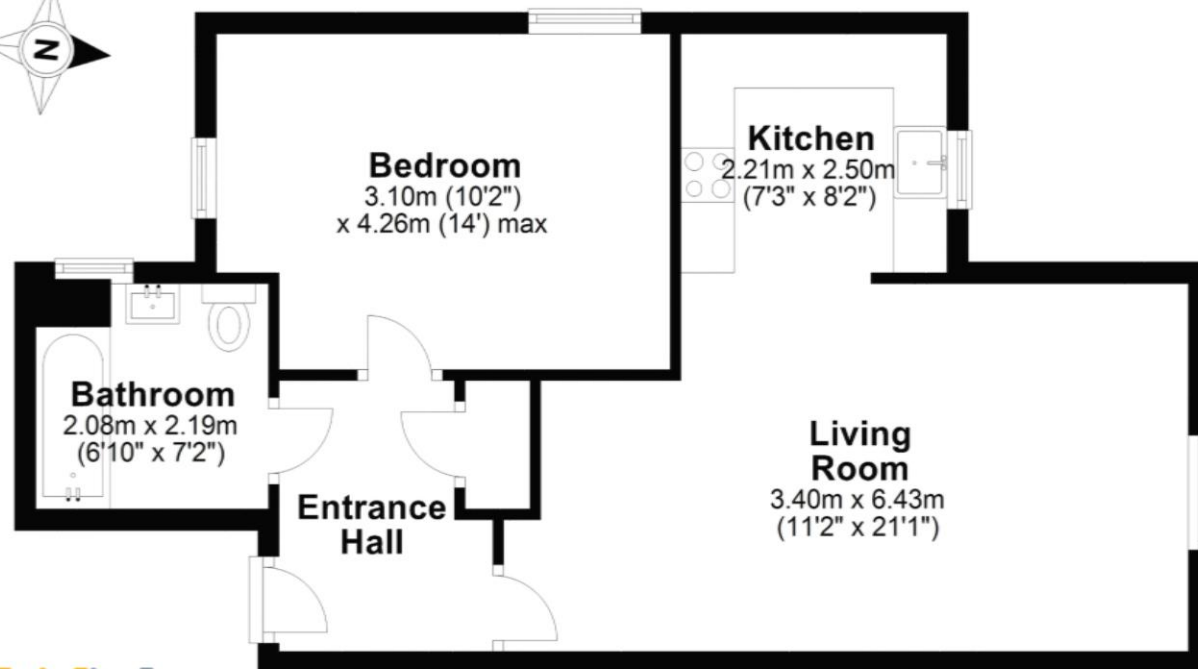
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## First Floor



**APPROX INTERNAL FLOOR AREA 50 SQ M (530 SQ FT)**  
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