



Sawyers Hall Lane, Brentwood



Argyll Court, Sawyers Hall Lane, Brentwood

Guide Price £200,000 - £225,000

This charming ground floor one-bedroom apartment is perfectly located just off Sawyers Hall Lane, in close proximity to Brentwood High Street and Sainsbury's supermarket. The property features a secure communal entrance accessed through a security entry phone system, leading to a welcoming main entrance hall. Highlights of the apartment include an attractive dual aspect lounge with French doors opening onto a patio and beautifully maintained communal gardens. The modern fitted kitchen is well-equipped, while the double bedroom is adjacent to the bathroom WC. For parking, there's a communal car park with two allocated spaces available, along with a designated



refuse storage area. The apartment is conveniently located within 1.2 miles of Brentwood mainline station and 1.6 miles to Shenfield station both offering Elizabeth Line services to the West End and Heathrow airport beyond. Shenfield station also runs a fast train to Liverpool Street in 23 minutes. The property is offered for sale with no onward chain and is an excellent opportunity for first time or buy to let purchasers. EPC C.

Communal Hall with security entry phone

Entrance Hall

Living Room 13' 0" x 11' 3" (3.96m x 3.43m)

Kitchen 9' 3" x 7' 8" (2.82m x 2.34m)

Bedroom One 17' 11" x 16' 0" (5.46m x 4.87m)

Bathroom

Externally - Patio terrace and communal gardens

Permit parking for two cars in communal parking area

Agents Note

Ground rent - £200 pa


Service charge - £1065.71 - 01/07/25 - 31/12/25

Term of lease is 94 years. Commenced on 25 March 1994 for 125 years







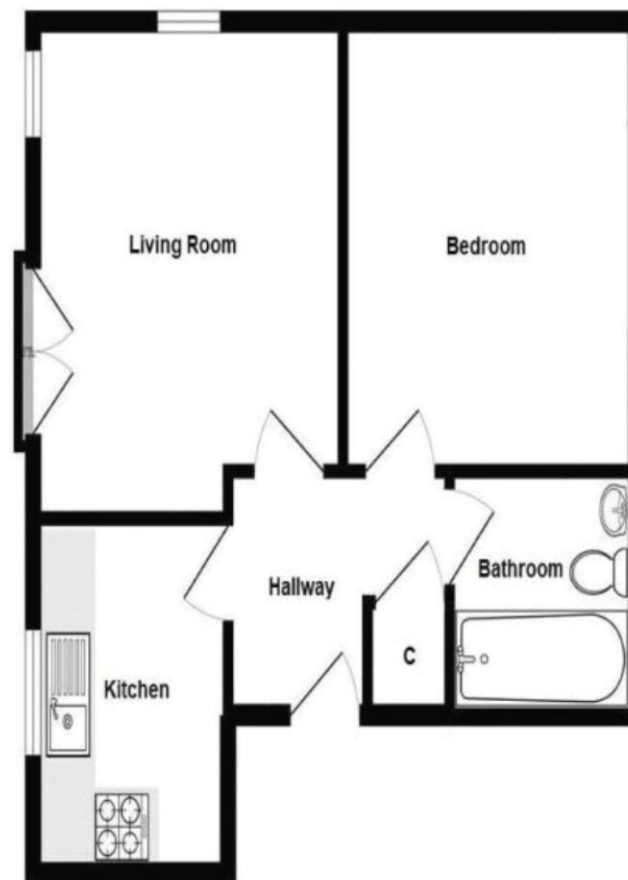
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band C

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This plan is for illustrative purposes only.

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