



**Sawyers Hall Lane, Brentwood**

**WN**  
PROPERTIES

**WN**  
PROPERTIES

# 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







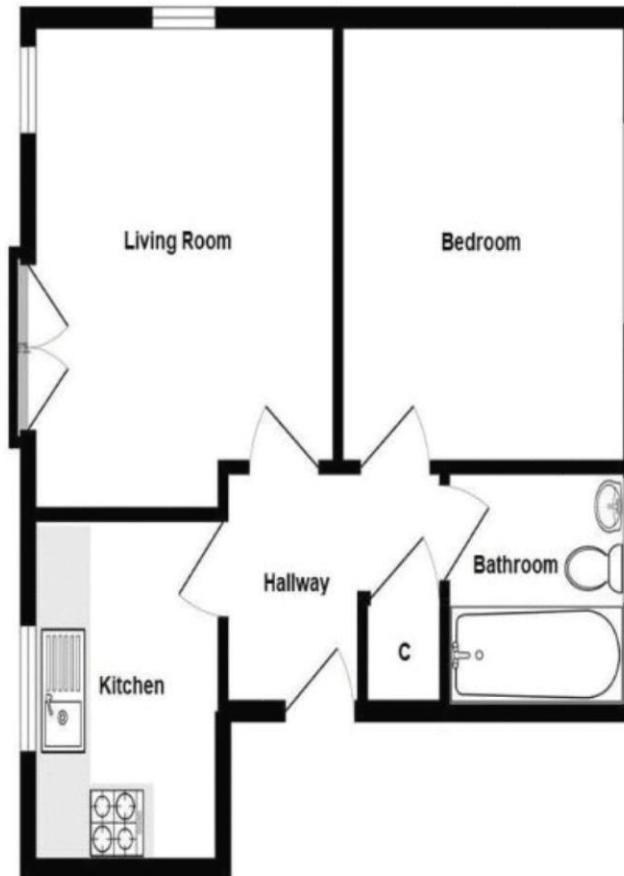
**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Council Tax Band C

148 Hutton Road  
 Shenfield  
 Essex CM15 8NL  
**01277 225191**

[admin@wnproperties.co.uk](mailto:admin@wnproperties.co.uk)  
[wnproperties.co.uk](http://wnproperties.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floorplan, no responsibility is taken for any error, omission, or misstatement.  
 This plan is for illustrative purposes only.