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# The Galleries Warley



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£2,100.00 pcm

A unique two bedroom duplex apartment set within the exclusive Galleries development in Brentwood, located within 0.7 miles of Brentwood mainline rail station. The property exudes design flair and has numerous quality features with accommodation including large lounge, open-plan kitchen/diner, ground floor WC, with a study/landing area giving access to the master bedroom which incorporates an en-suite shower room, the second bedroom and main bathroom. There is allocated parking for one car and communal grounds to the exterior. The property is to be let furnished from early to mid September 2025. EPC C.



**Reception Hall** 13' 2" plus stairwell x 10' 0" (4.01m x 3.04m)

Wooden entrance door leads to reception hall, with part exposed brick walls, cast iron style radiator, tiled flooring, access to first floor via carpeted stairway, access to lounge, kitchen/diner and;

**Guest WC**

White suite comprising low level WC, wall mounted wash hand basin with tiled splashbacks, fitted extractor fan and wall mounted heated towel rail. Tiled flooring,

**Lounge** 20' 1" x 16' 0" (6.13m x 4.88m)

With part exposed brick and painted brick walls, crittle style windows to two elevations, wooden flooring, cast iron style radiators, TV/satellite point.

**Kitchen/Diner** 19' 11" max x 14' 6" max (6.07m x 4.42m)

Dining area with tiled flooring throughout, crittle style windows to one elevation, cast iron style radiator, open-plan to kitchen area and being fitted with range of wall mounted and base level units, fitted worktop includes stainless steel type splash-backs and single bowl single drainer sink unit. fitted appliances to include microwave, oven, gas hob, fridge/freezer, washing machine and dishwasher. Door to built-in services cupboard housing wall mounted boiler, fuse board and electric meter, tiled flooring.

**Study/Landing area**

Fitted carpet over two levels, vaulted ceiling with fitted skylight windows, doors to bedrooms and bathroom.

**Bedroom 1** 16' 10" restricted head height x 14' 6" (5.13m x 4.42m)

With exposed brick feature wall into vaulted ceiling, windows to vaulted roof area and one elevation having fitted blinds, fitted range of wardrobes and drawers, fitted carpet, door to;

**En-suite Shower Room**

Matching suite comprising low level WC, wall mounted wash hand basin, mostly tiled walls in matching ceramics with walk-in shower cubicle with glass door, wall mounted medicine cabinet. Tiled flooring, fitted extractor fan.

**Bedroom 2** 16' 8" restricted head height x 11' 3" (5.07m x 3.44m)

With feature wall and vaulted ceiling, high level Velux type window with fitted blind, fitted carpet, radiator

**Family Bathroom**

Matching suite comprising wall mounted wash hand basin, low level WC, tiled enclosed bath with head-shower set attachment. Wall mounted mirror and medicine cabinet, extractor fan. Half tiled walls in matching ceramics and similar fully tiled floor.

**Exterior**

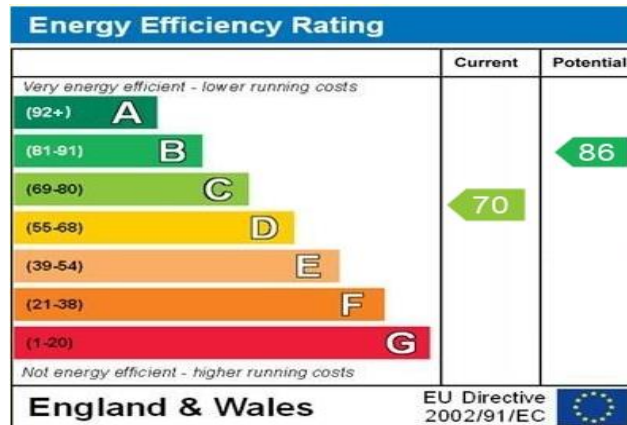
Communal gardens and access via paved path to parking area, with allocated parking for one vehicle.





Council Tax Band F

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