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The Galleries, Warley

**WN**  
PROPERTIES

# The Galleries Warley

£495,000

Outstanding two bedroom luxury apartment forming part of this magnificent, award winning, conversion known as The Galleries, originally dating back to the 1850's, converted and extended by City and Country in approximately 2008. The contemporary style accommodation comprises; private entrance door, generous hallway, spacious lounge, separate kitchen/diner and ground floor cloakroom. Spacious first floor landing with study area, two double bedrooms, one with ensuite and the other with adjacent bathroom. There is allocated parking and useful Concierge service with beautifully maintained communal gardens. Within 0.6 miles of Brentwood mainline station and offered with no onward chain. EPC D.



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, stairs to first floor and doors to:

Cloakroom

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

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

Spacious room with part exposed brick and painted brick walls, windows to two elevations, wooden flooring and cast iron style radiators.

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

Open-plan into kitchen area fitted with range of wall mounted and base level units with fitted work-top and stainless steel style splash-backs, fitted appliances to include microwave, oven, gas hob, fridge/freezer, washing machine and dishwasher and single bowl single drainer sink unit. Door to built-in services cupboard housing wall mounted boiler, fuse board and electric meter, tiled flooring. Dining area with tiled



flooring throughout, window to front, elevation and cast iron style radiator.

Study/Landing area

Vaulted ceiling with fitted skylight windows, doors to bedrooms and bathroom.

Bedroom One 16' 10" restricted head height x 14' 6" to front of wardrobes (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 and door to;

En-suite Shower Room

Suite comprising: low level W/C, wall mounted wash hand basin, tiled walls in matching ceramics with walk-in shower cubicle with glass door and wall mounted medicine cabinet. Tiled flooring and extractor fan.

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

With feature wall and vaulted ceiling, skylight window with fitted blind and radiator.

Family Bathroom

Suite comprising: wall mounted wash hand basin, low level WC, tiled enclosed bath with hand shower attachment. Wall mounted mirror and medicine cabinet, extractor fan. Part tiled walls and tiled flooring.

Externally

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

Agents Note

Half yearly service charge - 01/01/25 - 30/06/25 - £2,617.41

Ground rent is included in service charge

Property is Freehold - Head Lease 175 years from 25th March 2006



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	70
(69-80)	C	
(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	
WWW.EPC4U.COM		

Council Tax Band F

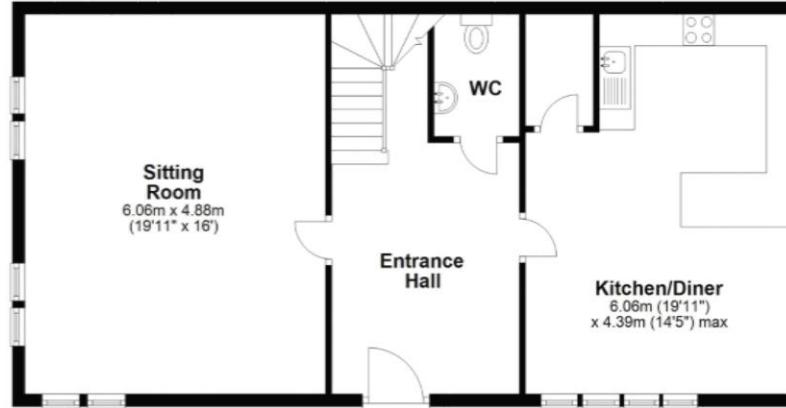
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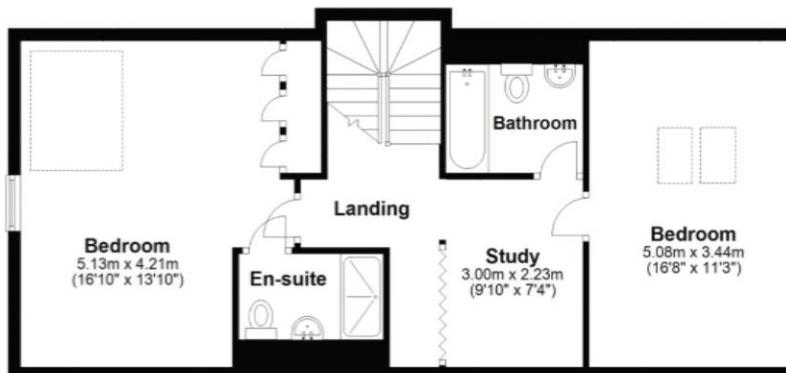


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## Ground Floor



## First Floor



APPROX INTERNAL FLOOR AREA  
142 SQ M (1530 SQ FT)  
This floorplan is for illustrative purposes only  
and is **NOT TO SCALE**  
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