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## Coptfold House, New Road, Brentwood, Essex, CM14 4FW £380,000



This exceptionally spacious ground floor apartment features two double bedrooms, including a master bedroom with an en-suite shower room. Additionally, there is a generously sized bathroom with a freestanding bath and separate shower. The property boasts an open-plan kitchen, dining, and living area, which is great for entertaining and offers direct access to a terrace. The kitchen is modern, with integrated appliances and sleek quartz worktops. Situated in a prime central location within Brentwood, the apartment is just a short walk from the High Street and the station. It is part of a gated development with allocated parking and benefits from a high specification, including air conditioning.

- PRIME LOCATION CLOSE TO HIGH STREET AND STATION
- SECURE GATED DEVELOPMENT WITH ALLOCATED PARKING
- ENSUITE SHOWER ROOM TO MASTER BEDROOM AND LARGE BATHROOM WITH BATH AND SHOWER
- HIGH SPECIFICATION INCLUDING QUARTZ WORKSURFACES AND AIR CONDITIONING
- SPACIOUS LAYOUT THROUGHOUT
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES





**Secure communal entrance**

Security intercom system provides access to a communal hallway.

**Entrance Hallway**

5.09m x 1.21m (16' 8" x 4' 0") A private entrance doors opens onto the hallway.

**Open Plan Kitchen Dining Living Area**



7.19m x 5.33m (23' 7" x 17' 6") Maximum Measurements. A bright and spacious open plan space which is ideal for entertaining.

**Dining and Living Area**



5.33m x 3.91m (17' 6" x 12' 10") Ample room for living and dining areas which currently also accommodates a home working space. Light is drawn from double glazed windows facing the front aspect and a matching set of sliding doors that open onto a terrace.

**Kitchen**



3.16m x 2.85m (10' 4" x 9' 4") The kitchen is fitted in a range of contemporary white high gloss units to both base and eye levels, with quartz work surfaces that have matching upstands and extend along two sides, also providing a breakfast bar. 'Neff' appliances include an integrated fridge freezer, conventional and combination oven, an induction hob with extractor above, dishwasher and washer dryer.

**Bedroom One**



5.36m x 3.54m (17' 7" x 11' 7") A spacious double bedroom which has two double glazed windows and recessed spot lighting. Cupboard housing the hot water cylinder.

**En-Suite Shower Room**



2.79m x 1.16m (9' 2" x 3' 10") Fitted with a large walk in shower enclosure with glazed screen, wall mounted temperature and pressure controls, over head rainfall style shower and separate hand held shower attachment. There is also a close coupled WC and a floating vanity wash hand basin. The walls and floors are fully tiled, there is an extractor fan and recessed spot lighting.

**Bedroom Two**



3.73m x 3.22m (12' 3" x 10' 7") Double glazed window to the side aspect, recessed spot lighting.

**Bathroom**



3.30m x 2.86m (10' 10" x 9' 5") A large bathroom which has a free standing bath, a floating vanity wash hand basin with mixer taps and drawers beneath, a close coupled WC and a large walk in shower enclosure with glazed screen, over head rainfall style shower and separate hand held shower attachment. The walls and floors are fully tiled and there is recessed spot lighting.

**Agents Note**

The property benefits from an air conditioning system that provides both hot and cool air, there is also an air purification system, a security intercom and an alarm.

The property has one allocated parking space.

The length of the lease was 999 years when originally constructed in 2013.

The last service charge was £2,428.30 for the period 01/04/25 - 31/03/2026.

The ground rent is £175 bi annually.

**Floorplan**



**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. Refernces to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.