



**Masefield Court
Victoria Road
Warley
Brentwood
Essex
CM14 5EF**

Offers in Excess of £208,000

bettermove

Victoria Road

Brentwood

Bettermove are proud to present this 2 bedroom 11th floor flat in Warley, Brentwood. This property is available with no forward chain.

The property benefits from double glazing, electric central heating throughout and has off street parking available via allocated parking space.

The council tax band is B.

This is a leasehold property with 89 years remaining on the lease; the ground rent and service charge combined is £838.54 per year.

The interior of this beautifully presented property comprises a spacious living room/dining area, fitted kitchen, bathroom, w/c, 2 bedrooms and balcony.

Located in the popular town of Brentwood, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from many local bus routes, the M25 and located just a 2 minute walk from Brentwood main line station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

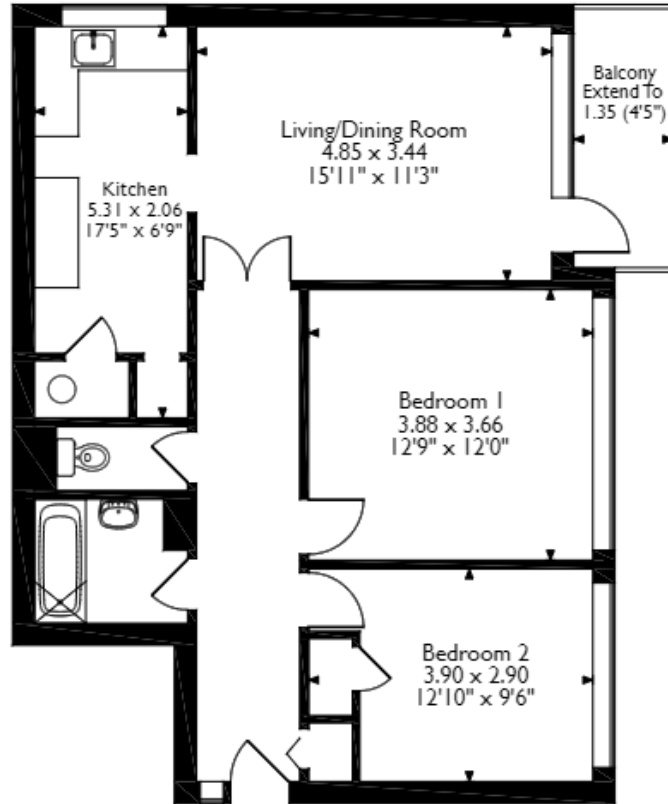
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property



Victoria Road, Brentwood, Essex
 Approximate Gross Internal Area
 72 Sq M/775 Sq Ft



Tenth Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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