



## Rudyard Court, Kipling Close, Warley, Brentwood, Essex, CM14 5WY £425,000



A spacious two bedroom, two bathroom apartment located in a premium development with secure underground parking and lift access. The layout of the property is well thought out with a kitchen/diner and a large living room, the living room and the master bedroom each have access to separate balconies that have far reaching countryside views. The ensuite shower room and main bathroom are beautifully fitted with contemporary fittings. Brentwood High Street and railway station are each within easy access.

- SPACIOUS FIRST FLOOR APARTMENT
- TWO BALCONIES WITH PANORAMIC VIEWS
- CONVENIENT LIFT ACCESS
- EASY REACH OF BRENTWOOD RAILWAY STATION AND HIGH STREET
- SECURE UNDER GROUND PARKING
- EXTREMELY SOUGHT AFTER DEVELOPMENT
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM





## Entrance Hallway



7.28m x 1.17m (23' 11" x 3' 10")

A spacious entrance hallway with coved cornice to the ceiling, a radiator, recessed spot lighting, a storage cupboard, a cupboard housing the boiler and a security intercom system.

## Kitchen / Diner



2.71m x 5.44m (8' 11" x 17' 10")

Fitted in wood panelled units to base and eye levels with black roll top work surfaces, there is an integrated fridge/freezer and dishwasher, a built under oven, a five burner hob with extractor fan and space for a washing machine. There is ample room for a dining table, tiled flooring, a radiator, a double glazed window with fitted shutters and recessed spot lighting to the ceiling.

## Living Room



5.60m x 3.64m (18' 4" x 11' 11")

Juliet balcony with double glazed French doors which have far reaching views over open countryside and a door with double glazed inset that opens onto a covered balcony and benefits from the same view. There are two radiators and coved cornice to the ceiling.

## Bedroom One



3.45m x 4.64m (11' 4" x 15' 3")

A Juliet balcony with double glazed French doors with far reaching views over the open countryside and a door with a double glazed insert leads to a covered balcony that benefits the same view. Within the bedroom there is a dressing area which has two double built in wardrobes and a door leading to the ensuite.

## En Suite



2.37m x 1.28m (7' 9" x 4' 2")

Fitted in a three piece suite comprising of a walk in shower enclosure with a glazed sliding screen, there is an overhead shower and a separate hand held shower attachment and wall mounted temperature and pressure controls. There is also a concealed cistern WC and vanity hand wash basin with a drawer beneath. The walls are partly tiled there is recessed spot lighting, a heated towel rail and an extractor fan.

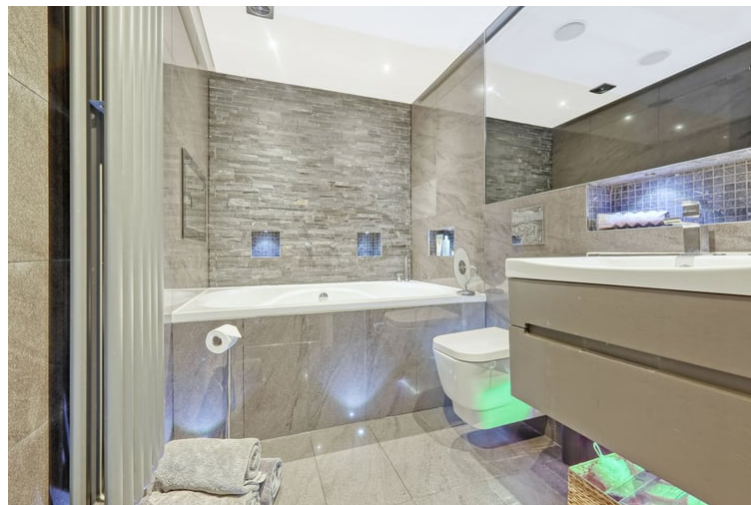
## Bedroom Two



2.73m x 3.47m (8' 11" x 11' 5")

Double glazed window with radiator set beneath and fitted shutters, far reaching views over the countryside.

## Bathroom



2.55m x 1.67m (8' 4" x 5' 6")

Fitted in a three piece suite which comprises a large tile panelled bath, with centrally mounted taps and a separate hand held shower attachment. There is also a concealed cistern WC and a vanity hand wash basin with a drawer beneath, recessed spot lighting, an extractor fan, underfloor heating and a large vertical radiator.

## Exterior

The property benefits from an large underground car park with one allocated parking space.

### 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.