



Milan Walk, Brentwood, Essex, CM14 4JQ
£399,995



A beautiful two bedroom property located on the second floor of this sought after block of apartments within the beautiful Weald Park development. The property is spacious throughout, with a large living and dining area which has a bright double aspect with windows facing the front and a covered balcony overlooking the parkland behind. The kitchen has lots of worktop space and storage, and is partially open to the living space. The property has fitted cupboards in the entrance hall, an en-suite shower room to the master bedroom, in addition to the separate bathroom. There is one allocated parking space and Brentwood's High Street and mainline railway station are both within walking distance.

- SECOND FLOOR TWO BEDROOM APARTMENT WITH EN-SUITE TO MASTER BEDROOM AND SEPARATE BATHROOM
- COVERED BALCONY OVERLOOKING PARKLAND
- SPACIOUS THROUGHOUT WITH LARGE LIVING SPACES AND ENTRANCE HALLWAY
- BEAUTIFUL SETTING CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF HIGH STREET AND STATION
- ONE ALLOCATED PARKING SPACE
- SOUGHT AFTER LOCATION



Communal Entrance

A communal entrance door with security entrance system opens onto the communal hallway which has staircase and lift.

Private Entrance

4.65m x 1.47m (15' 3" x 4' 10") PLUS 4.23m x 1.07m (13' 11" x 3' 6") A wooden entrance door opens up onto the hallway which is a particularly large space with a double glazed window to the front elevation, fitted furniture has been added for the storage of shoes and coats. There is also an electric radiator, and an airing cupboard housing the mega flow hot water cylinder.



Kitchen

3.29m x 3.84m (10' 10" x 12' 7") The kitchen has been thoughtfully designed and has been fitted with a range of wooden units to both the base and eye levels with rolled edge work surfaces extending along three sides. Integrated appliances including a ceramic hob with extractor fan above, a built under oven, an integrated dishwasher and washing machine. There is space for a fridge freezer, a double glazed window facing the front elevation and an electric radiator. The kitchen is partially open to:



Living Room / Dining Room

6.80m x 4.24m (22' 4" x 13' 11") This is a spacious room which benefits from a double aspect with a double glazed window overlooking the front aspect and double glazed French doors that open onto a covered balcony overlooking the parkland behind the property. Two electric radiators.





Bedroom One

3.37m x 3.12m (11' 1" x 10' 3") Double glazed window overlooking the rear aspect, fitted wardrobes with sliding mirrored doors, electric radiator.



En Suite Shower Room

2.23m x 1.09m (7' 4" x 3' 7") Fitted with a three piece suite which comprises a semi-pedestal wash hand basin, a walk in shower enclosure with glazed screen and overhead shower attachment, and a concealed cistern WC.

Bedroom Two

3.37m x 2.61m (11' 1" x 8' 7") Double glazed window overlooking the rear aspect, electric radiator set beneath.



Bathroom

2.09m x 1.99m (6' 10" x 6' 6") The bathroom is fitted with a panel bath that has a glazed screen and shower attachment, a concealed cistern WC and a pedestal wash hand basin. There is a chrome heated towel rail and an obscure double glazed window to the front. The walls are partly tiled with raised decorative borders.



Exterior

The property benefits from an allocated parking space, there is communal bin store and the property has access to the well kept parkland immediately behind the property.



Leasehold Information

We are informed by the seller that the lease was granted in September 2009 and was 125 years at the point of issue, the ground rent is charged at £300 per annum and the last annual service charge was billed at £2484.

Agents Note

Henry Manning House is located on Weald Park, a very desirable development which is located within easy reach of both Brentwood's High Street and mainline railway station.

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. References 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.