



7 Kensington Place, Priests Lane, Brentwood, Essex, CM15 8GA £399,995



Kensington Place is an exclusive development of luxury apartments situated on Priests Lane with views over Shenfield common and is also within easy access to Brentwood High Street. This spacious two bedroom top floor apartment benefits from a private terrace, secure allocated parking and is offered with no onward chain. Each bedroom has an en-suite and there is an additional guest WC. The property is located 0.8 miles from Brentwood Mainline Station with convenient links to London Liverpool Street.

- TWO EN-SUITE BEDROOMS
- SECURE ALLOCATED PARKING BEHIND AUTOMATED GATES
- BALCONY OVERLOOKING SHENFIELD COMMON
- TOP FLOOR APARTMENT WITH LIFT ACCESS
- SPACIOUS OPEN PLAN KITCHEN DINING LIVING ROOM
- EASY ACCESS OF BRENTWOOD STATION AND HIGH STREET



Communal entrance

Communal entrance door, security controlled entrance with intercom system opens up on to the communal hallway with stairs and lift access to the top floor.

Entrance Hallway

6.50m x 1.25m (21' 4" x 4' 1")

Door opens to entrance hallway which has an obscure double glazed window to the side elevation. There is a radiator, wall mounted intercom entry phone, smooth plastered ceiling with recessed spot lighting and cove cornice to the ceiling. Double width storage cupboard. Doors leading to following accommodation.

W/C

Double glazed obscure window to side elevation. Recess ceiling lights. Wall mounted WC and wall mounted wash hand basin. Wall mounted heated chrome towel rail. Tiled floor.

Open Plan Kitchen/Dining Living Space

7.72m reducing to 4.75m x 6.37m (25' 4" reducing to 15' 7" x 20' 11")

Large and spacious room with superb views to the rear elevation overlooking Shenfield Common. There are double glazed sash windows to dual elevation, a set of French doors and a further double glazed door which leads on to a private balcony. The kitchen is fitted with a range of wood panelled units to eye and base level units with contrasting granite work surfaces that wrap around three sides and form a breakfast bar set into which is a one and a quarter bowl with sink drainer unit and carved drainer and mixer tap. There is a cupboard housing a wall mounted gas boiler, integrated appliances include four ring gas hob with extractor hood above and oven below, fridge, freezer, dishwasher and washer/dryer.

Balcony

Private Terrace

Private terrace with wrought iron railing providing an elevated view over Shenfield Common.

Master Bedroom

3.53m x 3.38m (11' 7" x 11' 1") with recess 2.34m x 1.49m (7' 8" x 4' 11")

Double glazed window to front elevation with radiator set beneath, Cove cornice to smooth plastered ceiling. In the recess space there is space for fitted cupboards and door to ensuite shower room.

En-suite Bathroom

2.29m x 1.65m (7' 6" x 5' 5")

Fitted in a four piece suite which comprises of a tiled panelled bath enclosure with hot and cold mixer taps, low level WC, semi pedestal wash hand basin and a walk in corner shower enclosure with glazed screen and wall mounted shower. There is chrome heated towel rail and obscure double glazed window to the side. Walls and floor are fully tiled and there is also an extractor fan.

Bedroom Two

3.52m x 2.63m (11' 7" x 8' 8") 18' 11" x 11' 7"

Double glazed window to front elevation with radiator below, cove cornice to smooth plastered ceiling.

En-suite Showerroom

2.50m x 0.87m (8' 2" x 2' 10")

Double glazed obscure window to side elevation, recess ceiling lights fully tiled walls and floor. Three piece suite being a walk-in shower enclosure with bi-folding screen and wall mounted shower unit, semi pedestal hand basin and low level WC. Wall mounted heated chrome towel rail.

Exterior

Allocated Parking

The property benefits from an allocated parking space set behind electronically operated gates

Communal Garden

The property benefits from well maintained communal gardens to the front and rear of the blocks.

Leasehold Information

We have been informed by the seller that the lease was 99 years as of 2008 and that the next service charge is in the region of £4,000 per annum.

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.