



**1, The Meads Ongar Road, Brentwood, CM15 9GL**

**Guide Price £330,000**

- IMMACULATELY PRESENTED
- GARDEN ACCESS
- ENSUITE TO MASTER
- KITCHEN WITH APPLIANCES
- CLOSE TO LOCAL DOWN
- TWO BEDROOMS
- BATHROOM
- GOOD SIZE LOUNGE
- NO ONWARD CHAIN
- OFF STREET PARKING

Located just a stone's throw from Brentwood's High Street, this two-bedroom ground-floor warden-controlled retirement flat is designed specifically for those over 60 and features garden access. The flat is easily accessible, located just a short distance from the secure front entrance, with entry granted via a telephone entry system. Inside, the property is finished to a high standard and has been impeccably maintained. To the left of the entrance hall, you'll find the bathroom, which includes a three-piece white suite with a shower over the bath. The hallway also offers two deep storage cupboards. The kitchen and lounge span the length of the apartment, with the kitchen offering space for appliances. The spacious lounge provides ample room for a sofa, chairs, and additional furniture, with double French doors leading out to the private garden and the communal gardens beyond. Bedroom One is a generous double with an en-suite bathroom and a window overlooking the garden, while Bedroom Two is also a double room. The private garden provides a peaceful outdoor space to relax, leading to the beautifully maintained communal gardens. Additional amenities in the building include a communal lounge and a laundry room. The property also benefits from a gated car park with ample off-street parking available on a first-come, first-served basis.



Council Tax Band: D



Entrance Hall  
9'7 x 5'5

Kitchen  
8'3 x 7'9

Lounge  
17'3 x 11'6

Bathroom  
7'1 x 5'5

Bedroom One  
14'3 x 9'9

Ensuite  
6'1 x 5'6

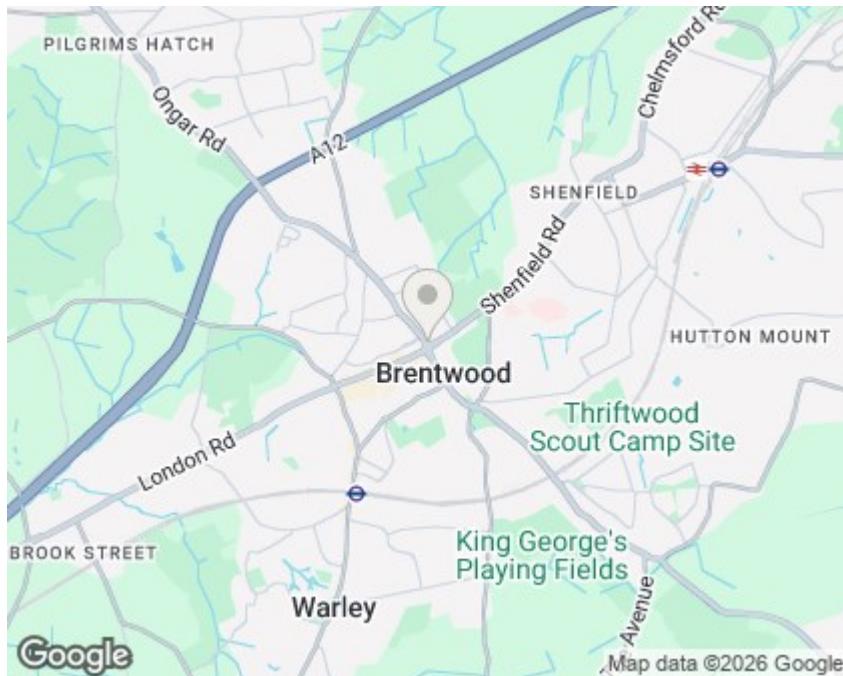
Bedroom Two  
10'2 x 7'5

Own Garden Space  
Communal Lounge

Laundry Room  
Communal Gardens

Parking - First Come First Serve





## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

C

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

## Ground Floor Flat



Total Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes and so only be used as such.