

ASHTON WHITE
Leading the way home

Flat 87 Eagle Way,Warley,, Brentwood CM13 3GH

£298,900

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UNDER OFFER! This luxury first-floor 732 sq.ft apartment is presented to an impressive standard throughout and features integrated appliances, oven and hob, additional bespoke fitted island unit with quartz tops, extra fitted wardrobe storage, plus much more!
The apartment, located approx. 1.2 miles from Brentwood Station with links to London Liverpool Street, offers a secure underground parking space, a large open plan living area enhanced by tall ceilings, separate utility room and cloakroom, large built in storage cupboard, spacious bedroom with built in wardrobe and beautifully designed tiled bathroom with separate bath plus walk-in shower.

The development offers a unique way of living with well thought out, contemporary apartment layouts and a range of exciting lifestyle elements such as a gym, a trattoria / deli restaurant, a residents lounge, an open plan shared work space with free Wi-Fi, residents gardens, BBQ areas and much more. It also enjoys a fabulous location bordered by beautiful woodland yet close to all local amenities including Brentwood Station which offers an easy and direct route into London with excellent transport links.

Service charge: £2,500 PA

NO GROUND RENT
LEASE : 247 years remaining.

- Communal Areas Offers: Café, Yoga room & Gym / Podium Garden / Resident lounge, workspace and meeting rooms / CCTV / Basement. Underground parking space for 1 car.

























ENTRANCE HALL
6'4 x 5'0 (1.93m x 1.52m)

KITCHEN/LOUNGE
32' x 19' max (9.75m x 5.79m max)

BEDROOM
15'9 max x 9'0 (4.80m max x 2.74m)

EN-SUITE BATHROOM
10'7 x 5'8 (3.23m x 1.73m)

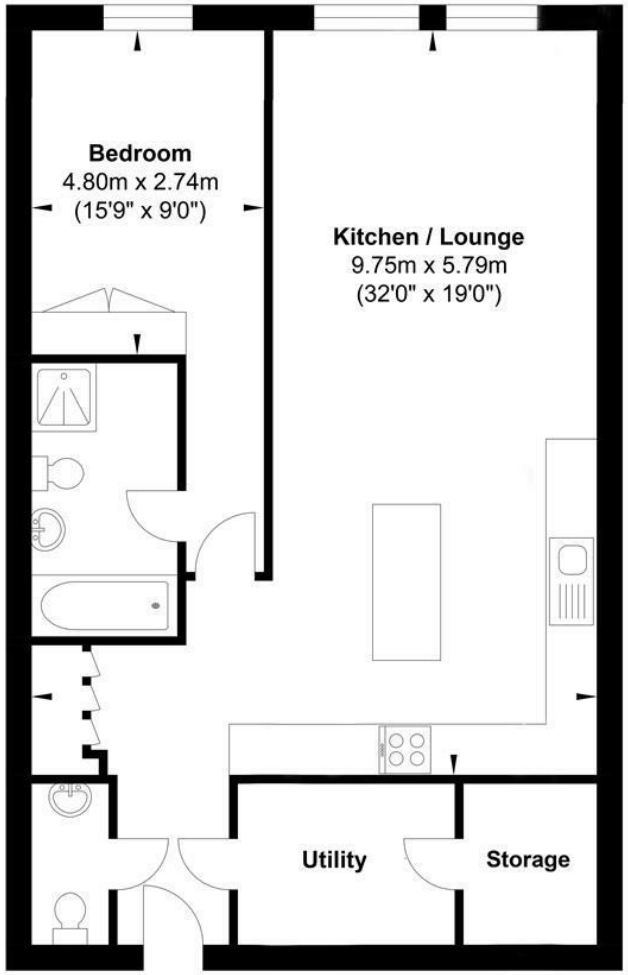
SEPARATE CLOAKROOM

UTILITY ROOM
6'3 x 6'3 (1.91m x 1.91m)

STORAGE CUPBOARD
6'4 x 3'0 (1.93m x 0.91m)

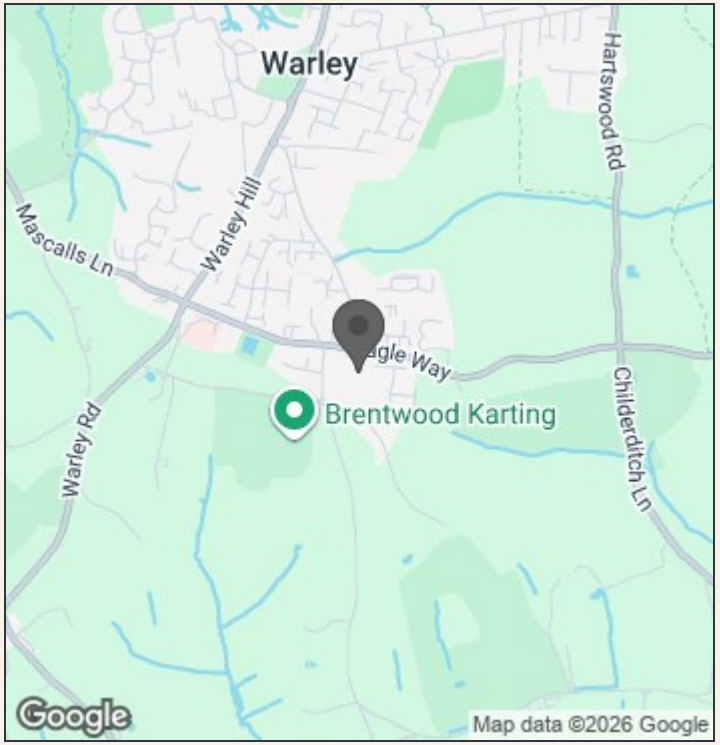
UNDERGROUND SECURE
PARKING SPACE

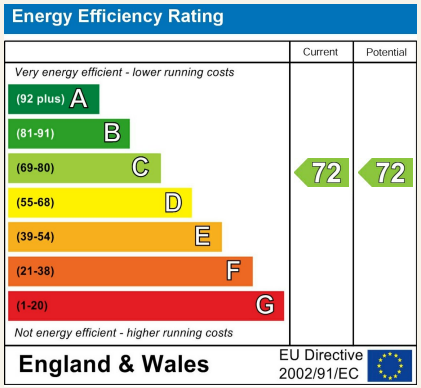
COMMUNAL GARDENS



Gross Internal Floor Area : 68.03 m2 ... 732.26 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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