

Beresfords | Est 1968



Beresfords

Asking Price £580,000

Leasehold | 2 Bed | 2 Bath | Flat/Apartment | Penthouse | Council Tax Band F | EPC Exempt | Ref NBC250440

The Galleries Warley CM14 5FR

This characterful and spacious penthouse in the popular Galleries Development is located 0.7 miles from Brentwood Station, close to Warley Country Park and reputable schools, with beautiful communal grounds, allocated parking and no onward chain.

- Two double bedrooms
- Two en-suites and separate WC for guests
- Spacious entrance hall – can be used as office space
- Balcony with views of London Skyline
- Two allocated parking spaces
- Beautiful communal grounds
- 0.7 miles to Brentwood Station
- Close to Warley Country Park and both Warley and Holly Trees Primary School
- Excellent rental yield of 5.5-6% (approx.) ideal for investors
- No onward chain



Scan the QR code for full details and key information on this property.





Beresfords - Brentwood Sales

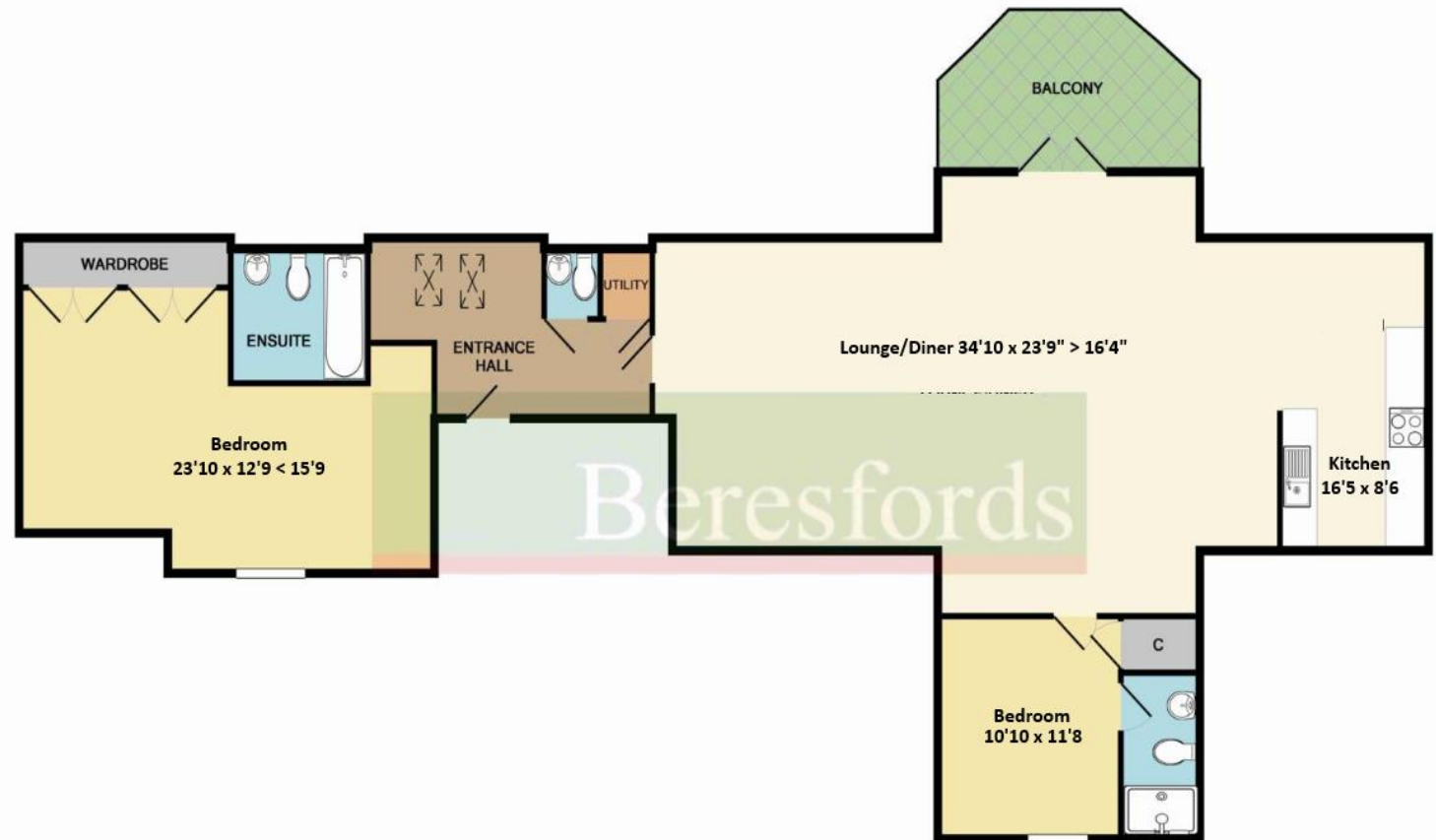
Beresfords Residential
77-79 High Street
Brentwood
Essex
CM14 4RR

T: 01277 231 515

E: brentwoodsalesdept@beresfords.co.uk

www.beresfords.co.uk

**EPC
Exempt**



TOTAL APPROX. FLOOR AREA 1504 SQ. FT. (139.7 SQ. M.)

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.
Made with Metropix ©2015

Service Charge (per annum):

£4,200.00

Lease Length:

155 years remaining

(175 years from 25 March 2006)

Ground Rent (per annum):

£300.00

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property