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COURT & CO











Thorndon Park, Ingrave, Brentwood, Essex, CM13 3RJ

Offers Over £400,000

A two/three bedroom second floor very impressive luxury apartment situated within a prestigious Grade I listed Palladian country house which was designed by the Neoclassical architect James Pain. There is a well appointed kitchen breakfast room with integrated appliances and granite work surfaces, and a spacious living room that has beautiful views stretching over the neatly tended communal gardens and Thorndon Park golf course beyond. There is also access by foot gate to the beautiful Thorndon Country Park. There are two large bedrooms, the master benefiting from a large en-suite bathroom and dressing room; there is also a third room which is currently used as an additional living room but could also be a bedroom or office. Communal parking is available and the property has the benefit of a garage.

- SITUATED IN A PRESTIGIOUS GATED DEVELOPMENT WITH 16 ACRES OF COMMUNAL GROUNDS
- COMMUNAL PARKING AND ADDED BENEFIT OF ALLOCATED GARAGE
- NO ONWARD CHAIN
- SPACIOUS TWO/THREE BEDROOM APARTMENT WITH EN-SUITE AND DRESSING ROOM TO MASTER
- PEACEFUL RURAL SETTING WITHIN EASY REACH OF BRENTWOOD AND SHENFIELD BY CAR

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The Property Ombudsman

Communal Entrance

The property is located in a prestigious gated development and is accessed by a communal entrance in the west foyer which has a security entrance door with an intercom system, the communal hallway has a staircase and elevator.

Entrance Hallway

The spacious entrance hall provides access to the living room and each of the bedrooms, it has solid wooden flooring which has been laid in a herringbone pattern with a border around the perimeter, a radiator and cornice to the ceiling.

Lounge / Dining Room

7.89m x 3.77m (25' 11" x 12' 4") This large reception room has two sash windows that provide views over the communal gardens and Thorndon Park golf course beyond. There is solid wooden flooring, a radiator, cornice to the ceiling and a door that leads to:



Kitchen / Breakfast Room

4.49m x 2.66m (14' 9" x 8' 9") Fitted with classic wood paneled units on three sides with granite work surfaces and integrated appliances that include a single oven, plate warming drawer, ceramic induction hob with separate gas hob, extractor fan, dishwasher, combination microwave/oven, and fridge freezer. There is a sash window that faces the side aspect with a one and a half sink unit and carved drainer beneath, the floors are tiled and there is recessed spot lighting.



Cloakroom

A separate cloakroom with concealed cistern WC and wall mounted wash hand basin.

Shower Room

The shower room is fitted with a three piece suite that comprises of a vanity wash hand basin with cupboards beneath, a corner shower enclosure with wall mounted temperature and pressure controls and a bidet. There are tiled walls, solid wooden flooring and a chrome heated towel rail.

Bedroom One

5.05m x 2.77m (16' 7" x 9' 1") The master bedroom has a sash window that overlooks the side aspect with cupboard beneath, a radiator, dressing room and en-suite bathroom.



En Suite Bathroom

3.02m x 2.93m (9' 11" x 9' 7") The en-suite bathroom is fitted with a concealed cistern WC, a bidet, a vanity wash hand basin with his and hers sinks and a paneled bath. There are tiled floors, the walls are partly tiled and there is a chrome heated towel rail.



Dressing Room

The dressing room is a separate room with fitted wardrobes, drawer units and a wash hand basin.

Bedroom Two

3.99m x 3.88m (13' 1" x 12' 9") There is a sash window that faces the side aspect with a fitted cupboard beneath as well as a wall of fitted wardrobes which comprises of four double wardrobes with cupboards above.



Bedroom Three / Sitting Room

4.59m x 3.49m (15' 1" x 11' 5") This flexible space could be be used as a bedroom or additional reception room, there are solid wooden floors, spot lights to the ceiling, cornice, a radiator and raised borrowed light skylights.



Exterior

Garage

The property benefits from a garage in a block, number 56.

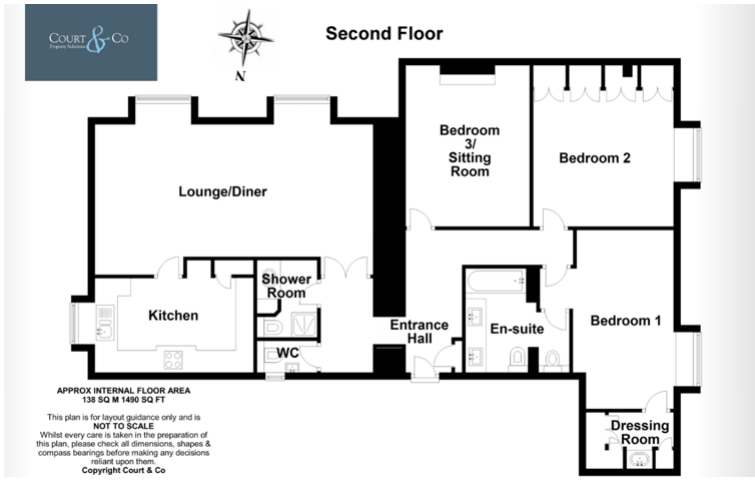
Communal Gardens

The property is set within this prestigious gated development which has 16 acres of communal grounds. There is also a raised communal terrace which has views over the gardens and golf course beyond.

Agents Note

We are informed by the seller that the property has a 950 year lease which was granted in 2020.

Floor Plan



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. Refernces 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.