



Barrett Way, Aveley, Essex

Guide Price: £240,000

Leasehold

Barrett Way, Aveley, Essex, RM15 4DB

Property Details:

We are delighted to bring to the market this beautiful 2 bedroom first floor Apartment in Aveley. Modern, spacious and ready to move in. A superb first home or buy to let investment. Built in 2015 this Apartment has allocated parking, visitor parking and a communal garden. The large lounge area is open plan and very welcoming, a delightful, relaxing space to come home to after a long day. Open plan to the Kitchen and Dining area making it easy when entertaining your friends to keep the chatter going while you conjure up your favourite meal in the well equipped kitchen. There are 2 double bedroom and a family bathroom. In excellent condition throughout. Located with easy access to A13 & M25 and a short drive to the popular Lakeside Shopping Centre you have everything nearby. There are a choice of 4 stations each within 10 minute drive to get you into London. Whether you are looking for your first home, down-sizing or for investment this is an absolute must see apartment.

Property details:

Entrance to flat from communal Hallway and stairs to all floors

Hallway: 11'10" x 7'2" (L-Shaped): L-Shaped hallway with access to all accommodation. Large storage cupboard. Fitted carpet. Radiator. Secure entry system. .

Lounge / Diner / Kitchen: 23'1" x 15'0" > 8'9" into kitchen area: Large open plan modern lounge area leading into the dining and then kitchen area. Juliet balcony facing rear aspect. Fitted carpet. Radiator. Neutral decor. Large L-Shaped area from lounge into kitchen/diner.

Kitchen/Dining area:

Modern fitted kitchen with ample base and eyelevel units. Integrated appliances include, oven & hob with extractor over, dishwasher, washing machine, fridge/freezer. Stainless steel 1 ½ bowl sink with drainer and mixer tap. Tiled floor. Double glazed window to front aspect. Neutral decor.

Bathroom: 6'9" x 6'8":

Modern family bathroom with three piece white suite. Panel bath with shower over. Low level W.C. and hand basin. Tile to walls. Carpet. Radiator. Frosted window to front aspect.

Master Bedroom 1: 12'2" x 11'11"

Double glazed window to front aspect. Fitted carpet. Double wardrobe to recess. Neutral décor. Radiator.

Bedroom 2: 12'2" x 7'10"

Double glazed window to front aspect. Radiator. Fitted carpet Neutral décor.

Outside:

Parking:

There is one allocated space and visitor parking.

Council Tax: C **Lease:** 117 years remaining, **Ground rent:** & **Maintenance:** £104.00 p.c.m.

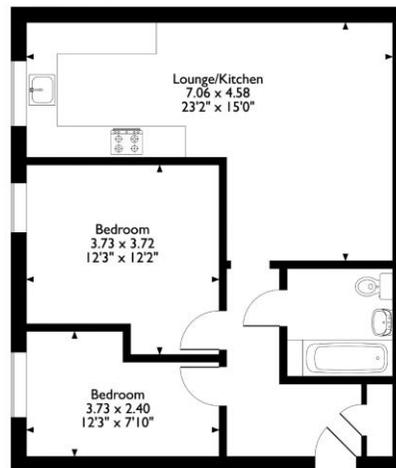




Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Approximate Gross Internal Area
59 Sq M/635 Sq Ft



First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Measurements are approximate and should be checked prior to agreeing a sale.

- 2 Double Bedrooms
- Open plan to Lounge/Kitchen
- Modern Family Bathroom
- Double glazing
- Allocated Parking Space
- Easy access to M25 / A13
- Modern development
- Excellent condition
- 117 years on Lease

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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