



**The Galleries
Warley
Brentwood
Essex
CM14**

Offers In Excess Of £280,000

bettermove

The Galleries Brentwood

Bettermove are proud to present this 1 bedroom duplex apartment in Warley.

The property benefits from double glazing, and electric heating throughout, with allocated parking available.

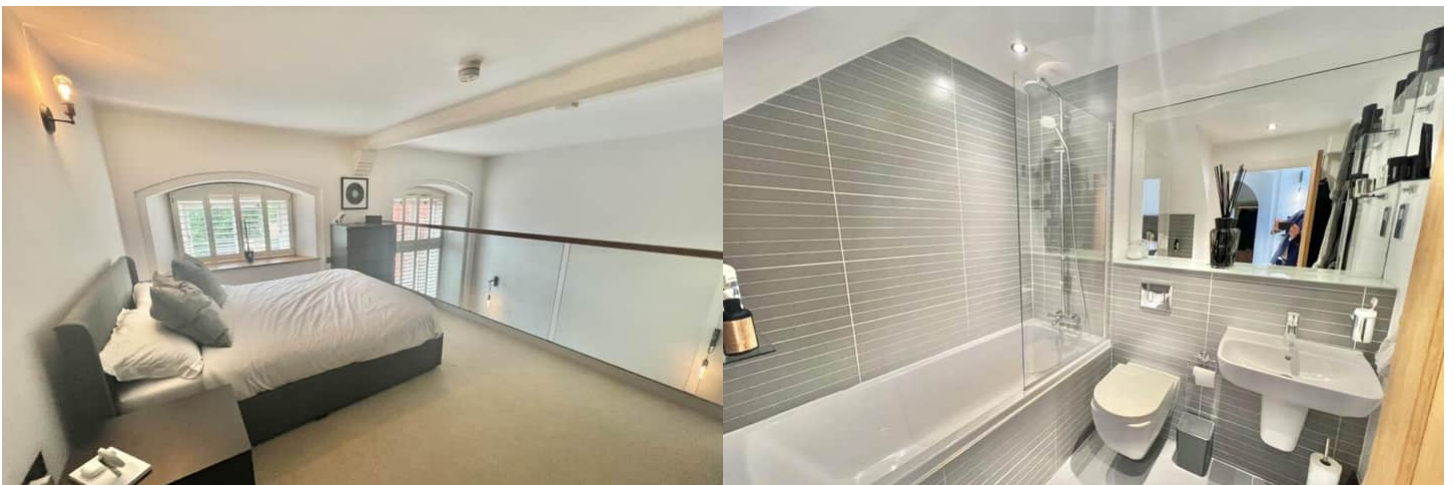
The council tax band is D.

This is a leasehold property with 155 years remaining on the lease; the ground rent is £500.00 per annum, and the service charge is £2,250.00 per annum.

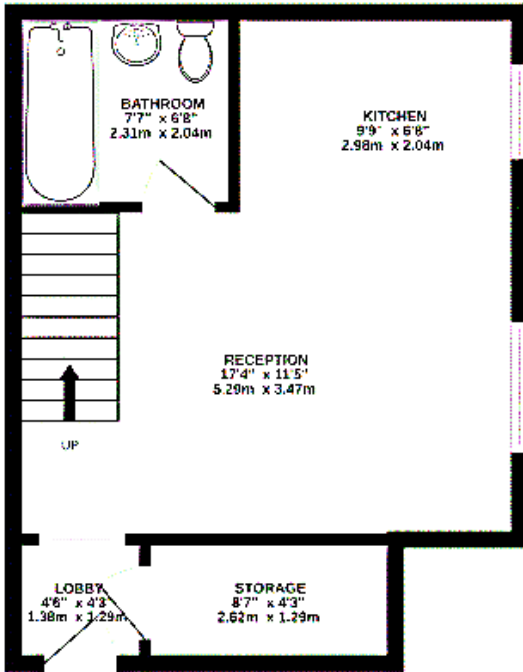
The interior of this beautifully presented duplex apartment comprises an open-plan living, dining and fitted kitchen area with stunning vaulted ceilings, two-storey feature windows and a modern bathroom on the lower floor. The mezzanine level consists of one double bedroom overlooking the living space below, along with useful storage. The property further benefits from access to a concierge service, all set within the iconic The Chapel at the highly sought-after The Galleries development.

Located in the popular suburb of Warley, Brentwood, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Brentwood station, giving links on the Elizabeth Line, a variety of local bus routes, and quick access to the M25.

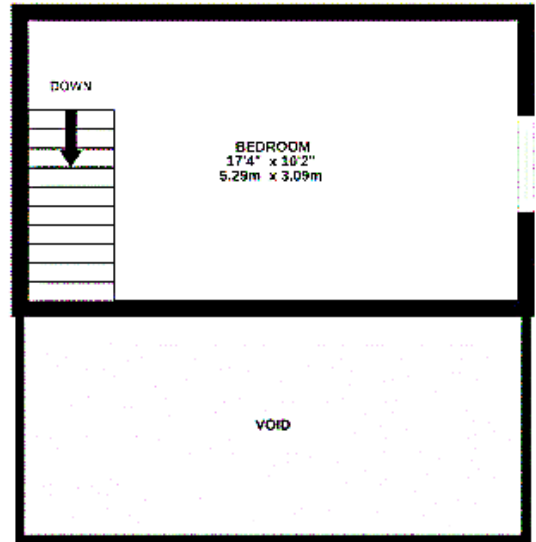
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
176 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA: 545 sq.ft. (50.7 sq.m.) approx.
Measurements are approximate. Not for scale. Illustrative purposes only.
Made with Bluebeam®

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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