



Craven Gate, Lorne Road, Brentwood, CM14 5HH

£1,750 PCM (per calendar month)
Holding Deposit equal to 1 weeks rent
Tenancy Deposit equal to 5 weeks rent
Council Tax Band: E



- THREE MONTH RENTAL
- Top Floor Flat
- Two Bedrooms
- Two Bathrooms
- Allocated Parking Space
- 7 Min Walk to Brentwood Station (source: google maps)

Please note: photos advertised are from the start of a previous tenancy.



Entrance Hall

Entrance door, intercom system, carpet.

Lounge/Diner

21'5 x 9'7 (6.53m x 2.92m)

Four double glazed sky lights with blinds, two radiators, laminate flooring, open plan to kitchen.

Kitchen Area

9'7 x 6'3 (2.92m x 1.91m)

Two double glazed sky lights with blinds, wall and base units, electric hob, oven, extractor, stainless steel single drainer sink, boiler, laminate flooring, open plan to lounge/diner.

Bedroom One

14'3 x 10'11 (4.34m x 3.33m)

Two double glazed sky lights with blinds, fitted wardrobes, radiator, carpet.

En-Suite

Low level WC, wash hand basin, shower cubicle, heated towel rail, part tiled walls, vinyl flooring.

Bedroom Two

10'3 x 9'9 (3.12m x 2.97m)

Two double glazed sky lights with blinds, fitted wardrobes and dresser. radiator, carpet.

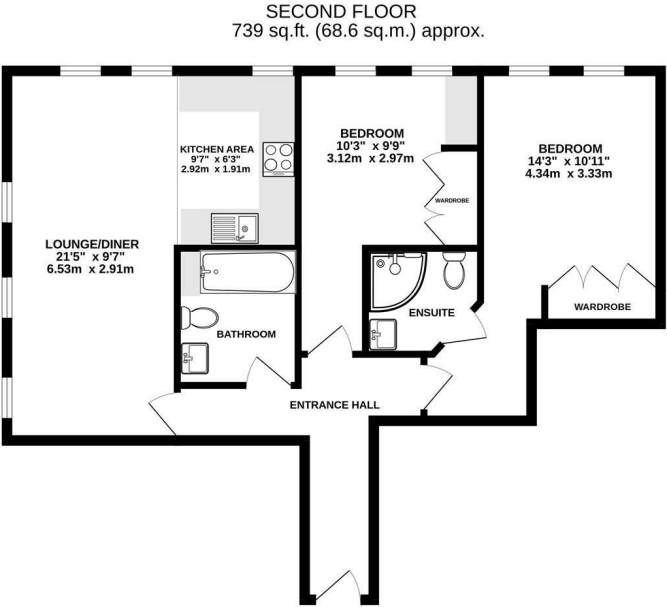
Bathroom

7'6 x 6'8 (2.29m x 2.03m)

Low level WC, wash hand basin, panelled bath with overhead shower, heated towel rail, extractor, part tiled walls, vinyl flooring.

Parking

One allocated parking space.



TOTAL FLOOR AREA: 739 sq.ft. (68.6 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with floorplan 12/2023

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Interested parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.