



Tipps Cross Apartments, Blackmore Road, Hook End, Brentwood, CM15 0DX

Situated in the village location with views over open fields is this fabulous ground floor apartment, the accommodation includes, entrance hall, open plan living/kitchen/dining area, two bedrooms the master with ensuite and a further 4 piece bathroom. Externally there are two allocated parking spaces and a communal garden.

**£1,750 PCM (per calendar month) - Council Tax Band: C**  
**Holding deposit equal to one weeks rent**  
**Security deposit equal to five weeks rent**

# Tipps Cross Apartments, Blackmore Road

Hook End, Brentwood, CM15 0DX



## Entrance Hall

Entrance door, double glazed window to front, cupboard, radiator, laminate flooring.

## Reception Room

19'9 x 16'10 (6.02m x 5.13m)

Double glazed French doors to front, two double glazed windows to side, radiator, laminate flooring, open plan to kitchen area.

## Kitchen Area

Granite work tops with inset sink, wall and base units. Integrated appliances include fridge freezer, dish washer, washing machine, oven, electric hob, extractor, open plan to reception room.

## Bedroom One

19'9 x 10'2 (6.02m x 3.10m)

Double glazed window to side, radiator, carpet.

## En-Suite

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

## Bedroom Two

11'5 x 9'2 (3.48m x 2.79m)

Double glazed window to front, built in wardrobes, radiator, carpet.

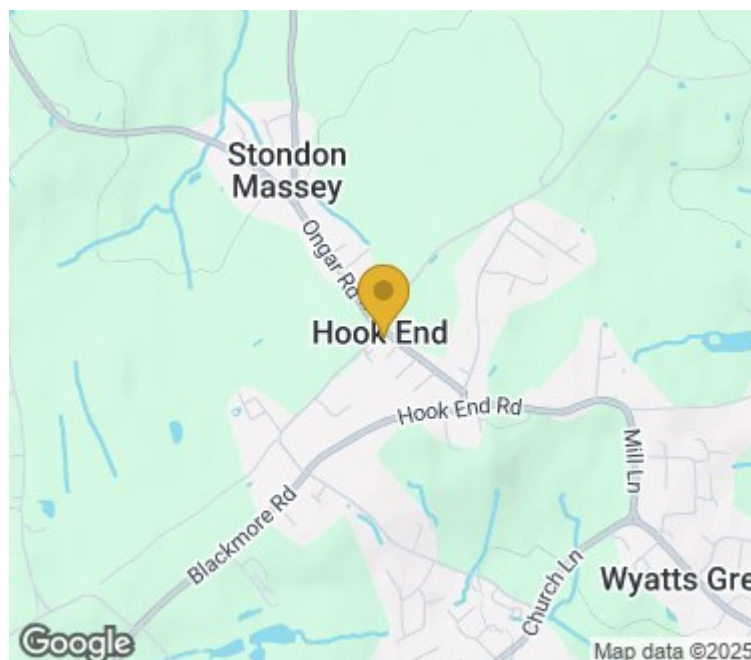
## Bathroom

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

## Parking

Two allocated parking spaces to front.

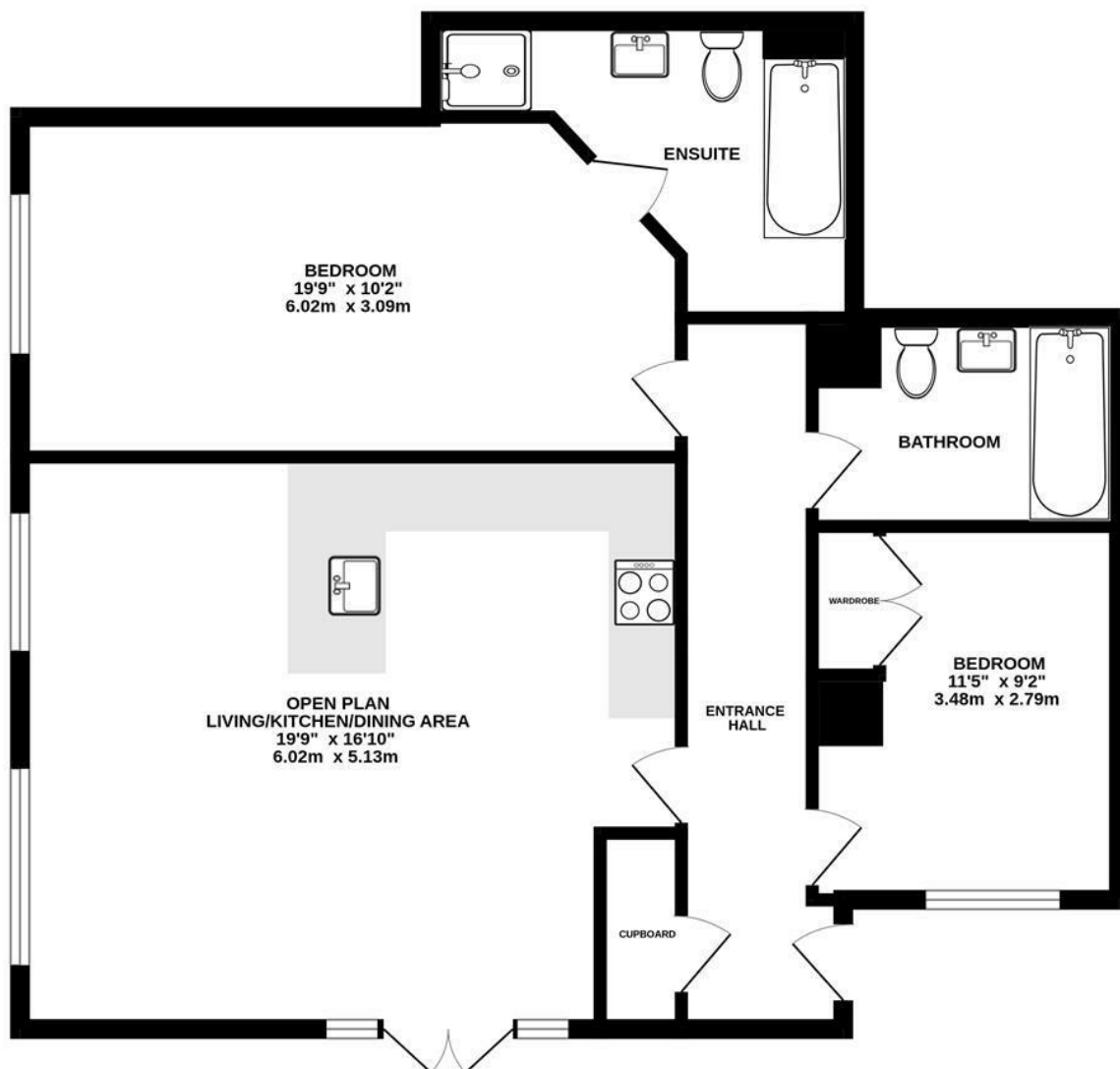
## Communal Gardens







# GROUND FLOOR 841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Tenant Fees:

Holding deposit is one week's rent  
Tenancy deposit is five weeks' rent.

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