

# DURDEN & HUNT

INTERNATIONAL



## Reservoir, The Old Pump Works, Brentwood CM13

Offers Over £525,000

- Open Plan Kitchen And Living Area
- Luxury Family Bathroom
- Allocated Parking
- Master Suite, With En Suite
- Private Balcony
- Modernised Throughout
- Two Additional Well Proportioned Bedrooms
- Secure Gated Complex
- Excellent Transport links

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01708 202 777

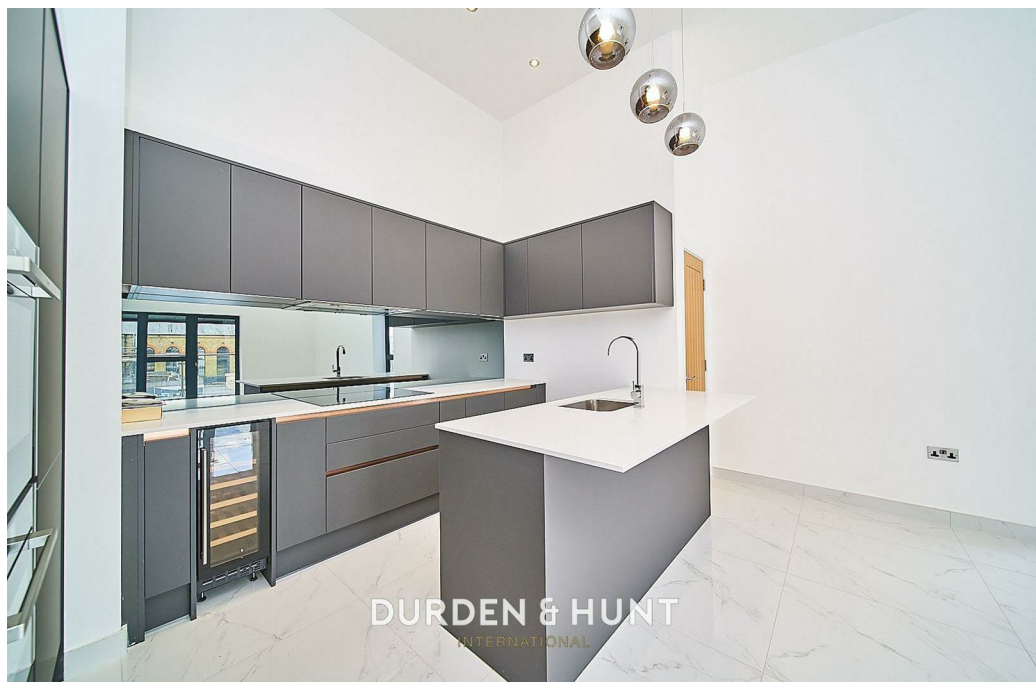
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# Reservoir, The Old Pump Works, Brentwood CM13

Modern Open Plan Kitchen And Living Area - Master Suite, With En Suite - Two Additional Well Proportioned Bedrooms - Luxury Family Bathroom - Private Balcony - Secure Gated Complex With Allocated Parking - Excellent Transport links



Council Tax Band: G



Durden and Hunt welcome to the market this exceptional three bedroom apartment in a sought after location in Brentwood.

The Old Pump Works is a collection of two, three and four well proportioned bedroom homes, perfectly designed in consideration of the characteristic feel of the rural surroundings.

Internally this modern throughout property benefits from a spacious open plan kitchen and living area with including a breakfast bar, integrated appliances and access to a full length balcony.

The master suite, consists of a contemporary en suite and doors leading onto the balcony. This property additionally boasts two additional well proportioned bedrooms which are complemented by a luxury family bathroom.

Externally this property is located in sought after location, on a secure gated complex complementing the new and converted homes finished to a high specification, with allocated parking and full length balcony with access from three rooms.

Ideally located close to local shops, schools and amenities as well as excellent transport links including M25, A127, A12 and Brentwood Elizabeth line with direct access to Liverpool street station.

Consumer Protection from Unfair Trading Regulations  
2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

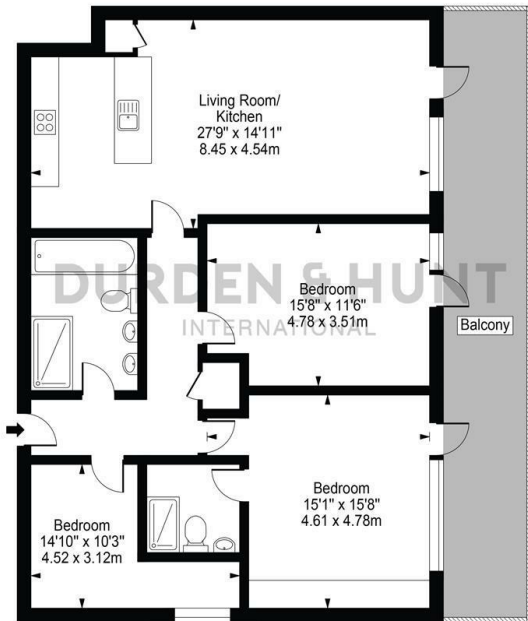
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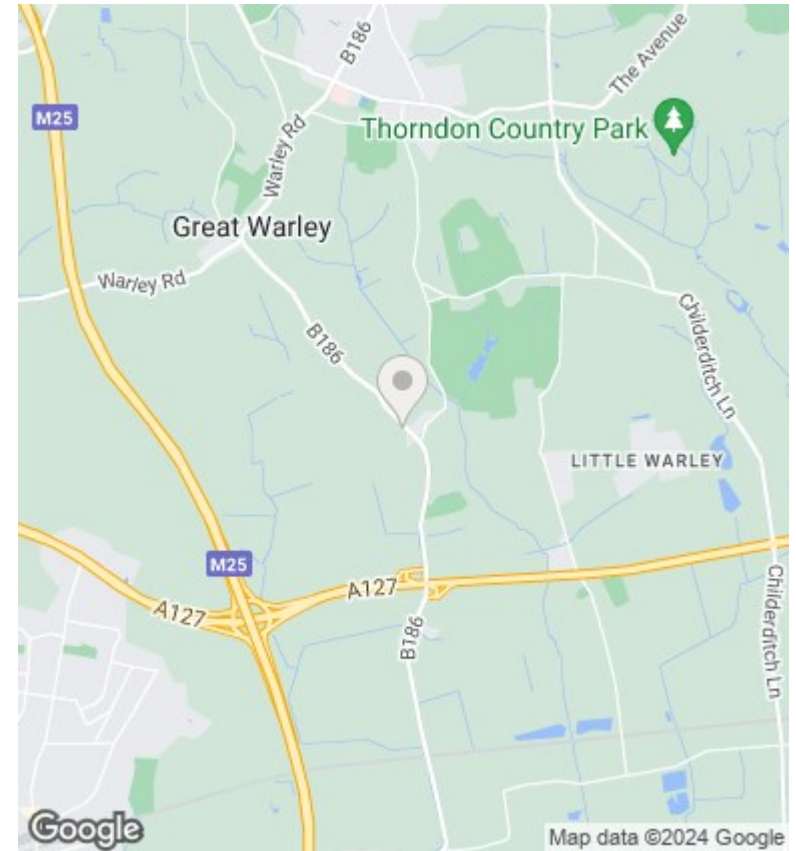


**Old Pump House**  
 Approx. Gross Internal Area 1162 Sq Ft - 107.94 Sq M



**First Floor**  
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	76	76
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	