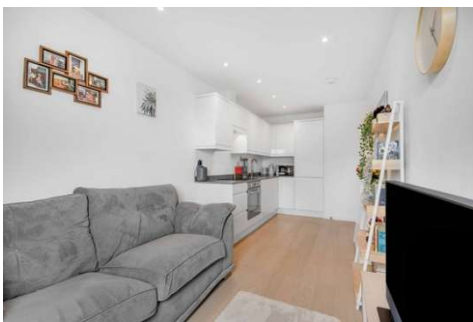


# HOME



**Brentwood**  
**£200,000**  
**1-bed seventh floor apartment**

## Regent House

This spacious flat for sale in Brentwood offers the perfect combination of urban convenience and modern comfort. Situated just a 0.6 mile walk to Brentwood Train Station, commuting to London via the Queen Elizabeth Line is a breeze. Additionally, the flat is only 0.4 miles away from Brentwood High Street, providing easy access to a variety of shops, restaurants, and amenities.

The property boasts a range of desirable features, including a concierge service, lifts and stairs to all floors, and residents parking for added convenience. With 4 years remaining on the new build warranty and 244 years remaining on the lease, this flat offers peace of mind for prospective buyers.

The seventh floor apartment offers stunning views towards Canary Wharf, creating a serene and picturesque living environment. The bedroom comes complete with modern fitted wardrobes, while the open plan lounge/kitchen provides a spacious and contemporary living space. The modern white bathroom suite adds a touch of luxury to the property.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

Seventh floor



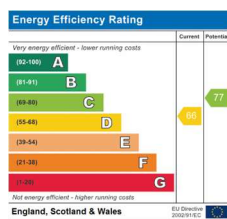
**TOTAL APPROX INTERNAL FLOOR AREA**  
 31 SQ M 329 SQ FT  
 This plan is for layout guidance only and is **NOT TO SCALE**  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
 Copyright



**Features**

- 0.6 mile walk to Brentwood Train Station
- 0.4 miles to Brentwood High Street
- 4 years remaining on new build warranty
- Concierge service
- 244 years remaining on the lease
- Far reaching views towards Canary Wharf
- Lifts and stairs to all floors
- Bedroom with modern fitted wardrobes
- Open plan lounge/kitchen
- Residents parking
- Modern white bathroom suite

**EPC Rating**



**Leasehold Information**

Tenure: Leasehold

Band B is the Council Tax band for this property and the annual council tax bill is £1667.97

Lease length: 250 years from 1st January 2017 with 242 years remaining.

Ground rent: £198 per annum.

Service charge: For 01/07/2025 to 31/12/2025 is £746.42 The service charge is currently paid bi-annually.

**The Nitty Gritty**

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

