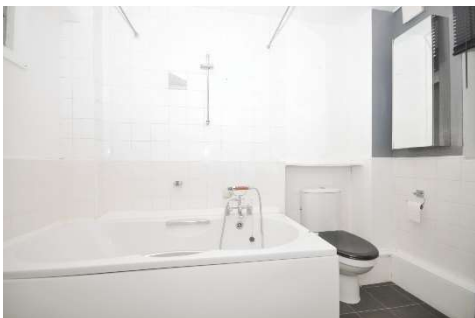


# HOME



**Brentwood**  
**£250,000**  
**2-bed duplex**

## Hightrees Court

This stunning duplex apartment, located in Brentwood, offers a unique opportunity for a new owner with its no onward chain status and share of freehold. The property benefits from being built with a 999 year lease with an impressive 963 years remaining, providing peace of mind for the future.

Upon entering the apartment, you are greeted by an open plan lounge/diner, perfect for entertaining guests or relaxing after a long day. The separate kitchen is well-equipped with modern appliances and ample storage space. The conservatory adds an extra element of light and space to the living area, creating a peaceful oasis to unwind in. The property boasts a private rear garden, ideal for enjoying the outdoors during the warmer months. Residents parking and an own garage provide convenience for those with vehicles.

In terms of location, this apartment is ideally situated just 0.3 miles from Brentwood Train Station, making it easy to commute to London or other nearby areas. Brentwood itself is a vibrant town with a range of shops, restaurants, and amenities to explore. From designer boutiques to charming cafes, there is something for everyone in this bustling town.

For those who enjoy outdoor activities, Brentwood offers plenty of green spaces to enjoy, including Thorndon Country Park and Weald Country Park.

**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)

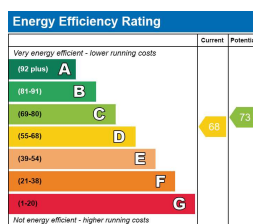
## Floor Plans



### Features

- No onward chain
- Built with a 999 year lease - 963 years remaining
- Share of freehold
- Duplex apartment
- Residents parking and own garage
- Private rear garden
- 0.3 miles to Brentwood Train Station
- Open plan lounge/diner
- Separate kitchen
- Conservatory

### EPC Rating



### The Nitty Gritty

Tenure: Leasehold

Band B is the Council Tax band for this property and the annual council tax bill is £1,667.97.

Lease length: 999 Years from 25th March 1963 (currently 963 remaining years).

Ground rent: Zero.

Service charge: £90 per calendar month (£1080 total)

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 £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

