



17 Luna St. James | St James Road, Brentwood, CM14 4JW

 1  1  1 40% Share £132,000 Leasehold

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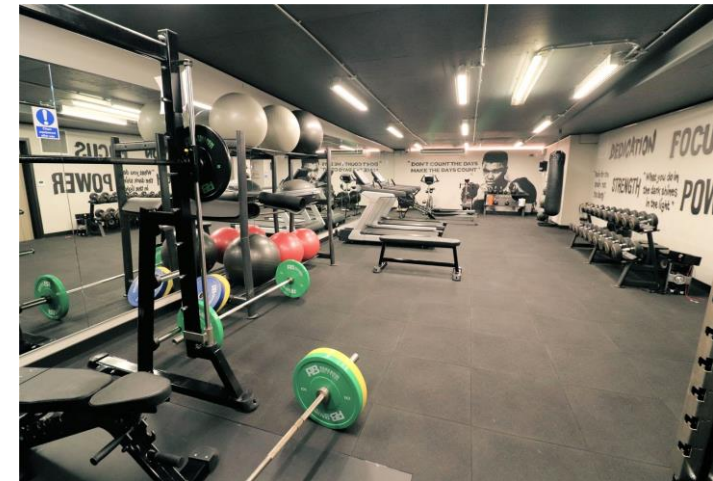


## Luna St. James, St James Road

**\*\*40% Share\*\*** Built in 2020 to a high specification is this immaculate open plan 2nd floor 1 bed apartment with a 9'2 balcony overlooking the London skyline. Benefits include private gym and Concierge.

### Property Features

- Council Tax: D
- EPC Rating: B
- Purpose built 2nd floor flat
- Concierge service
- 23' Lounge/kitchen/diner
- Private balcony and Communal Roof terraces
- Private gym
- One minute walk to Brentwood Crossrail station



## Interior

**Communal entrance** Secure door with electronic fob.  
Concierge area. Lifts or stairs to 2nd floor flat.

**Entrance Hall** Solid front door with spy hole. Entroview plus intercom phone system. Storage cupboard with plumbing for washing machine. Radiator. Wood laminate flooring.

**Kitchen/Diner/Lounge** 7.16m x 4.14m (23'6" x 13'7") Lounge Area- Double glazed double doors leading to balcony. Radiator. Wood laminate flooring. Spotlights. Storage cupboard. Radiator.

**Kitchen Area** Range of grey high gloss wall and base units with work surfaces over. Inset stainless steel sink unit with mixer tap. Neff integrated electric over, microwave, hob and extractor to remain. Integrated dishwasher. Integrated fridge freezer. Wood laminate flooring. Spotlights. Storage cupboard housing boiler.

**Bedroom 1** 4.8m x 3.28m (15'9" x 10'9") Two double glazed windows to front. Radiator. Carpet.

**Bathroom** 2.18m x 1.9m (7'2" x 6'3") Three piece white suite comprising: tiled bath with mixer shower over and shower screen, sink unit with vanity unit under and wall mounted low level wc. Large wall mirror. Heated towel rail. Marble effect flooring, with electric underfloor heating. Marble effect wall tiles.



Total area: approx 55 square metre







## Exterior

**Balcony** 2.8m (9'2") Decked

**Communal Terraces** Located on roof and first floor levels with panoramic views of the London skyline.

## Leasehold Information

Lease Term: 125 Years from Nov 2020 (to be verified by solicitor)

Unexpired Lease: 122 Years remaining (to be verified by solicitor).

Ground Rent - £20.83 per month (to be verified by solicitor)

Service Charge- £175.00 per month (to be verified by solicitor)

Rent - £463.58 per month – increasing by RPI + 0.5% each year (to be verified by solicitor)

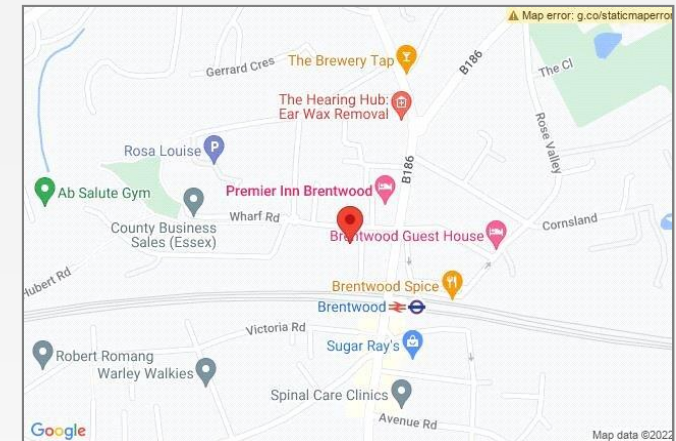
Monthly Management Fee -£20.88 per month (to be verified by solicitor)

## Additional Information

Luna St. James is perfectly positioned for convenient connectivity by rail, road and air, making it the ideal choice for commuters. Less than a minute's walk away is Brentwood train station, with regular links to London and Liverpool Street is easily accessible within 34 minutes\* With the now open Crossrail Elizabeth Line running from Brentwood to Bond Street taking an approximate 45 minute\* journey time. Luna St. James also benefits from good road links with easy access to the M25, A12 and A127. London Southend, City, Stansted and Gatwick Airports are all within radius so domestic and international flights are easily reachable. Closer to home, a regular bus service passes along the Kings Road with connections to Brentwood High Street and beyond. The area also boasts an impressive number of dedicated cycle routes.

## Property Location

Luna St. James, St James Road, Brentwood, CM14 4JW



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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