



1 Luna St. James | 12 St. James Road, Brentwood, CM14 4JW



Offers In Excess Of £350,000

Leasehold

**ROBINSON-JACKSON**  
Our service will *move* you

## Luna St. James, 12 St. James Road

We are pleased to present this 2 bedroom ground floor apartment built to a high specification in 2020. With the added benefits of a concierge, secure on site secure allocated parking space on upper ground floor and being sold with no chain.

### Property Features

- Council Tax: E
- EPC Rating: B
- Purpose built flat
- Chain Free
- Allocated parking space
- Private gym
- Close proximity to Brentwood Crossrail Station
- Open Plan living



## Interior

**Communal entrance** Secure door with electronic fob. Concierge area. Hallway to ground 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.

**Lounge/Kitchen/Dining** 6.2m x 4.17m (20'4" x 13'8")

**Lounge Area/Dining** Two double glazed windows to rear. Radiator. Wood laminate flooring. Spotlights. Storage cupboard. Radiator.

**Kitchen Area** Range of 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** 4.14m x 3.35m (13'7" x 11') Double glazed double doors to Juliette balcony. Radiator. Carpet.

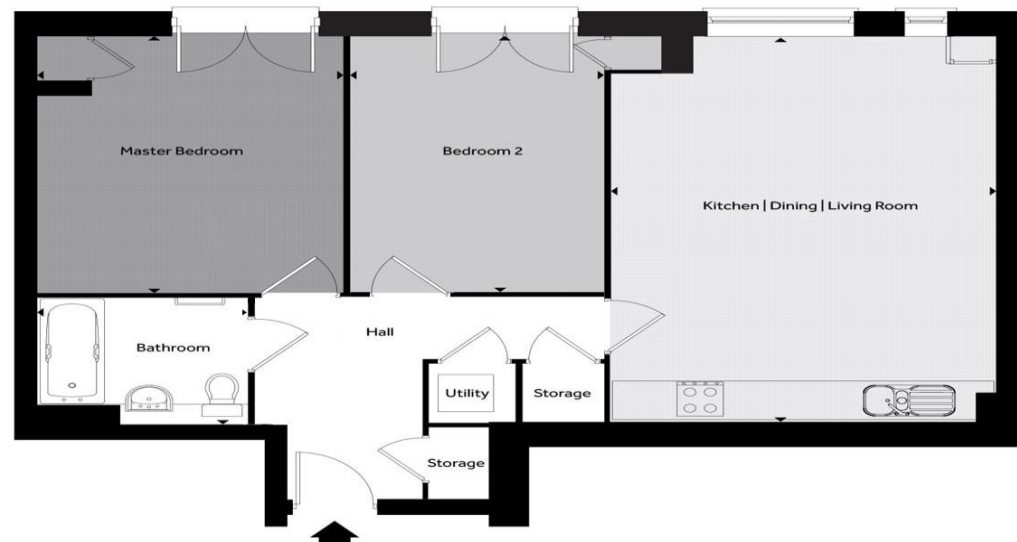
**Bedroom 2** 3.94m x 2.77m (12'11" x 9'1") Double glazed double doors to Juliette balcony. Radiator. Carpet.

**Bathroom** 2.6m x 2.03m (8'6" x 6'8") 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 floor with underfloor heating and wall tiles.

## Exterior

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

**Parking** Secure allocated parking (to be verified by vendors solicitors)



Total area: approx 66.0 sq m

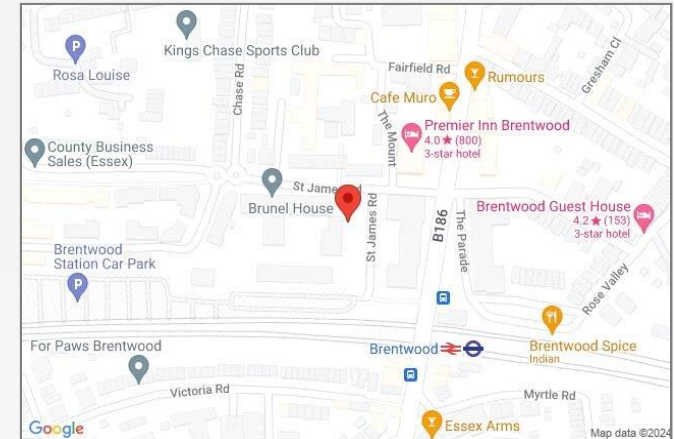
Please refer to individual floorplans. Floorplans are not to scale and are indicative only.





## Property Location

Luna St. James, 12 St. James Road, Brentwood, CM14 4JW



## Leasehold Information

Lease Term: 150 Years from Nov 2020 (to be verified by solicitor)

Unexpired Lease: 146 Years remaining (to be verified by solicitor).

Ground Rent - TBC (to be verified by solicitor)

Service Charge- TBC (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.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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