



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



Guide Price £275,000 - £300,000

Leasehold

ROBINSON-JACKSON
Our service will *move* you

Luna St. James, 12 St. James Road

We are pleased to present this one bedroom ground floor apartment built to a high specification in 2020 with the added benefits of a concierge, private gym, within a short distance of Brentwood Crossrail station, secure onsite parking and being sold with no chain.

Property Features

- Council Tax: D
- 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. Lifts or stairs to 4th floor flat.

Entrance Hall Entroview plus intercom phone system. Utility cupboard with Neff washer/dryer. Radiator. Wood laminate flooring.

Walk In Storage Cupboard.

Kitchen/Dining/Living Room 6.35m x 3.66m (20'10" x 12'0")

Lounge Area Two double glazed window to side. Storage cupboard. Radiator. Wood Laminate flooring.

Kitchen Area Handleless finish light grey doors with soft close hinges. LED strip feature lighting under wall mounted units. Integrated Neff appliances: oven and microwave. Integrated Neff ceramic hob, dishwasher and fridge/freezer. Glass splashback behind hob. Wood laminate flooring.

Bedroom 5.36m x 3.12m (17'7" x 10'3") Double glazed window to rear. Radiator. Carpet.

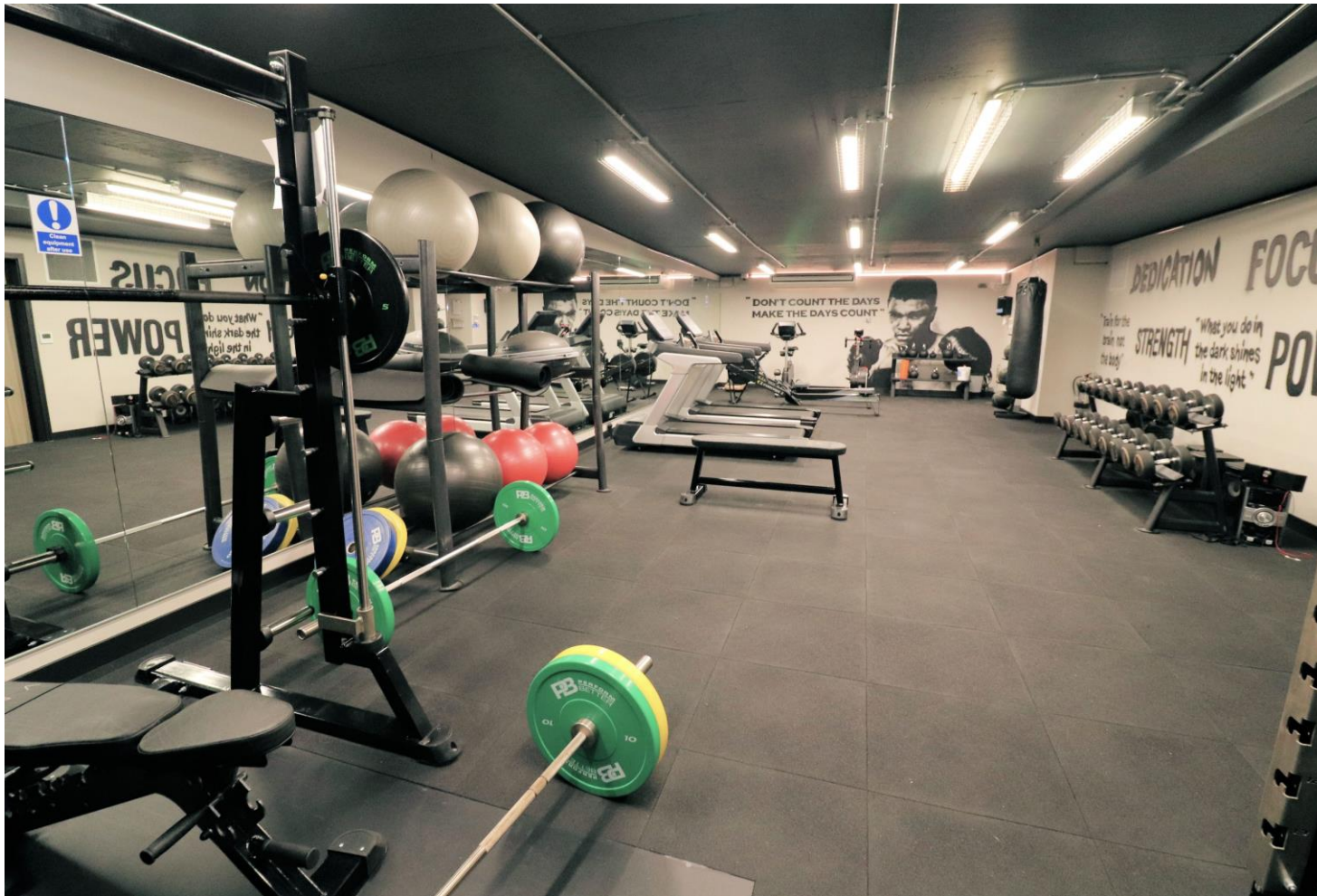
Bathroom 2.2m x 1.98m (7'3" x 6'6") White Duravit bathroom suites with Hansgrohe taps. Bath with thermostatic shower mixer and glazed shower screen. Matt finish Calacatta veined porcelain floor and skirting tiling. Gloss finish Calacatta veined porcelain wall tiling. Chrome heated towel bar.

Exterior

Communal Roof Terraces With panoramic views of the London skyline.

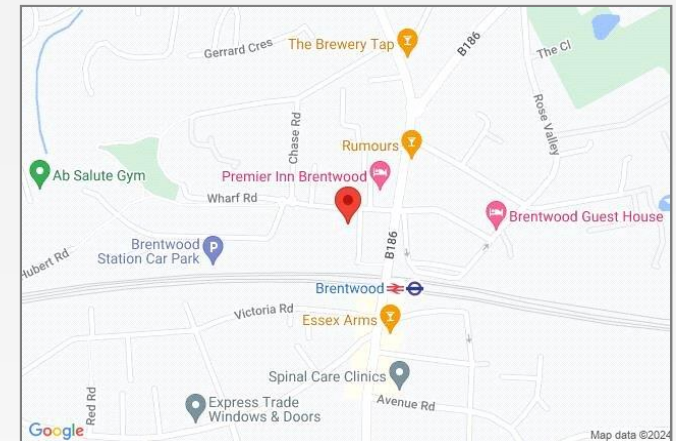
Parking Secure allocated parking (to be verified by vendors solicitors)





Property Location

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



Leasehold Information

Lease Term: 150 years from and including 1 January 2019 (to be verified by solicitor)

Unexpired Lease: 145 Years remaining (to be verified by solicitor).

Ground Rent - £250 per annum (to be verified by solicitor)

Service Charge - £2,478.42 per annum (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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