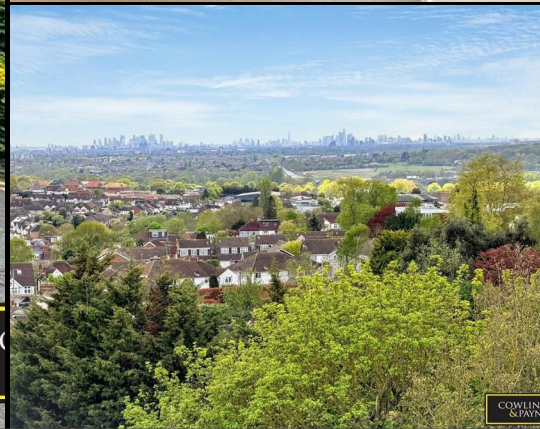


RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Hubert Road, Brentwood
Starting Bid £155,000

** For sale via Secure Sale Online Bidding **

Occupying a top-floor position within the sought-after Regent House development, this one-bedroom apartment enjoys far-reaching views across the London skyline, with glimpses towards Canary Wharf creating a striking backdrop both day and night. Perfect for first-time buyers, commuters or investors, the property is offered for sale by auction and presents an exciting opportunity to acquire a modern apartment in a prime Brentwood location.

The accommodation comprises a bright open-plan living/kitchen area, thoughtfully designed to maximise both space and natural light, with integrated appliances and ample room for relaxing. The generous double bedroom benefits from fitted wardrobes, while the contemporary bathroom is finished in a modern white suite.

Set on the upper floor with lift access, the apartment further benefits from residents' parking, concierge service and a long lease. Regent House is ideally located approximately 0.4 miles from Brentwood High Street and around 0.6 miles from Brentwood Station, providing direct Elizabeth Line services into London.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

- CONCIERGE SERVICE
- ENTRANCE HALL
- OPEN PLANNED LOUNGE/KITCHEN
- BEDROOM
- SHOWER ROOM

Auctioneers Additional Comments
Patinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

Full clarification is available upon request or by notification within the legal pack.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. **VIEWING THE PROPERTY PRIOR TO BIDDING IS ADVISED.**

Bids can be made via The Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments
Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all

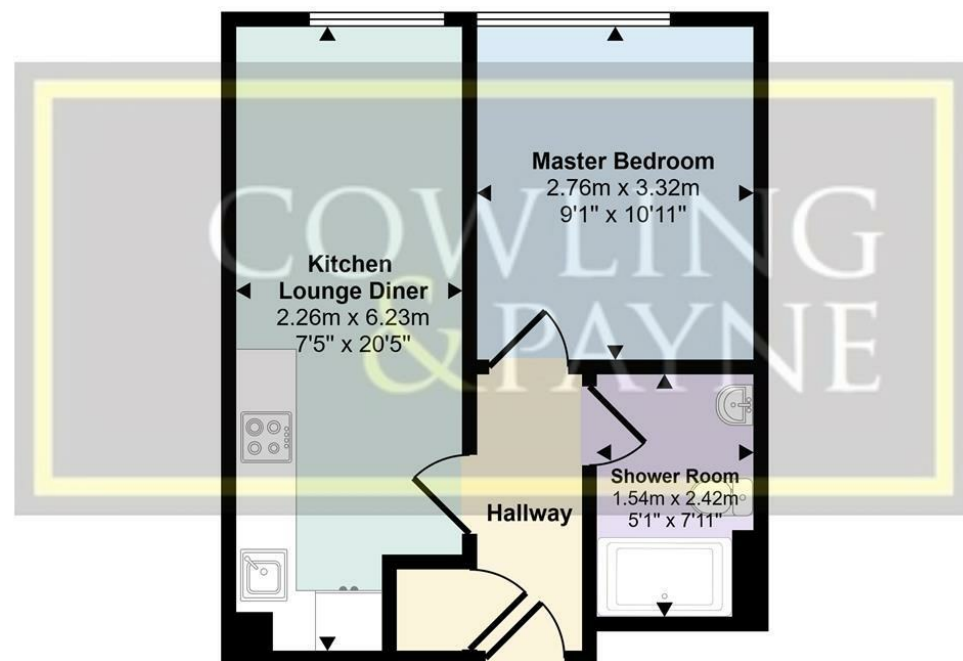
interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Approx Gross Internal Area
32 sq m / 340 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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