



Blueprint Properties
Bringing Home Results



04-04 Fairfield Road, Brentwood, CM14 4SB
Asking Price £315,000

REGISTER NOW | Help To Buy Scheme | Parking Available | 0.1 Mile From Brentwood Station | Completion Q3- 2022 | 20 New 1 & 2 Bed Apartments | 0.3 Mile From Brentwood High Street | Available Now!

Introducing The Pembury a perfectly tailored development for the first-time buyers or rental investors providing an amazing place to live with the benefits of excellent transport links into London City. The Pembury is a new Residential development located just a stone's throw from Brentwood's Elizabeth Line Station. The apartment boasts high-quality finishes throughout comprising a large open plan living area a fully fitted kitchen, generously sized bedrooms, and a state-of-the-art bathroom suite. The development is available on The Help to Buy Scheme and is an amazing opportunity to get on the property ladder. Call the Blueprint Team now to register your interest.

Kitchen

Light grey matt finish units, Short wall units with shelf underneath, LED lighting underneath wall units, Marble effect quartz worktop and upstand, Marble effect quartz splashback behind hob, Bosch oven and hob, Integrated fridge/freezer and dishwasher, White ceramic basin. Matt black tap, Washer/dryer within storage cupboards.

Bathroom

White marble effect porcelain wall and floor tiles, Recessed mirrored cabinet with shaver socket, vanity unit with ceramic basin, Matt black brassware. Bath with glazed bath screen. Matt black heated towel rail. Electric underfloor heating.

Floor Finishes

Oak finish engineered wood flooring to living, dining and kitchen area and hallways in all units on the ground and 1st floors. Carpet in bedrooms in all units on the ground and 1st floors. Oak finish engineered wood flooring throughout on floors 2, 3 and 4.

Shower Rooms & Cloakroom

Grey marble effect porcelain wall and floor tiles, Wall hung a mirror above the basin, Shaver socket on the wall, Basin on shelf Matt black brassware, Shower with glazed shower door, Matt black heated towel rail, electric underfloor heating.

Paint Finishes

Walls and ceilings in white dulux matt emulsion, Skirting and architraves in white eggshell emulsion.

General

Matt black sockets and switches, Radiators in all units on the ground and 1st floors, Underfloor heating throughout in all units on 2nd, 3rd and 4th floors. LED downlighting in living/kitchen, bedrooms, bathrooms and hallways. Pendant light outlet over the living area. Individual boilers for each unit. Video door entry system. Connection points ready for Sky Q/satellite/BT/Terrestrial TV and radio in living rooms and master bedrooms. Central heat plant room with zero carbon emissions.

Communal Areas

Grey floor tiles on the ground floor. Carpet from the first floor upwards. Movement sensor ceiling lights. Public electric car charging vehicle points.

Building Standard & Warranty

10 year warranty with ICW

Help To Buy

Don't miss out on the chance to buy a brand new home using the Help to Buy scheme. Help to Buy is the government-backed scheme that does exactly

that, it helps you to buy a new home. The Help to Buy scheme is known as an equity loan that is available to buyers in England and Wales. How does it work? Help to Buy Equity Loans help homebuyers across England to purchase new-build properties with as little as 5% deposit. The Help To Buy Scheme is available on units priced up to £437,600 in the South East and buyers must contact Help to Buy directly to enquire about eligibility.

The Developer

IPE Developments is the dynamic residential development arm of the IPE Group, extending from a boutique private equity firm, based in central London. Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a strong track record of residential developments. Our wide experience in site acquisitions has allowed us to create a very exciting property portfolio of developments under construction with a minimum turnover of 250 apartments per year. Our main focus is on new build homes, converted or refurbished properties, with our team being involved through the site acquisition, funding, planning and design of each project. Our experienced team of industry experts have in-depth knowledge of the UK's real estate markets and we have the delivery capacity to create spacious, comfortable homes within highly successful developments. We pride ourselves on meticulous attention to detail from inception to completion and beyond. Our broad and unique developments attract a wide client base of homebuyers, first-time buyers and buy-to-let investors from the UK and overseas. IPE Developments' team has been carefully selected to produce excellence in our line of business. Over the years, our ethos has led to the organic growth of IPE Developments and has attracted industry experts to join us and together we have created an exceptional end product. For further information on IPE Developments, please visit: ipe-developments.co.uk

Disclaimer

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. All Specification details are correct at the time of publish but may change throughout the course of the development. They are issued on the understanding that all negotiations will be conducted through this firm. Computer-generated images are indicative only. Consequently, these particulars should be treated as general guidance only and cannot be relied

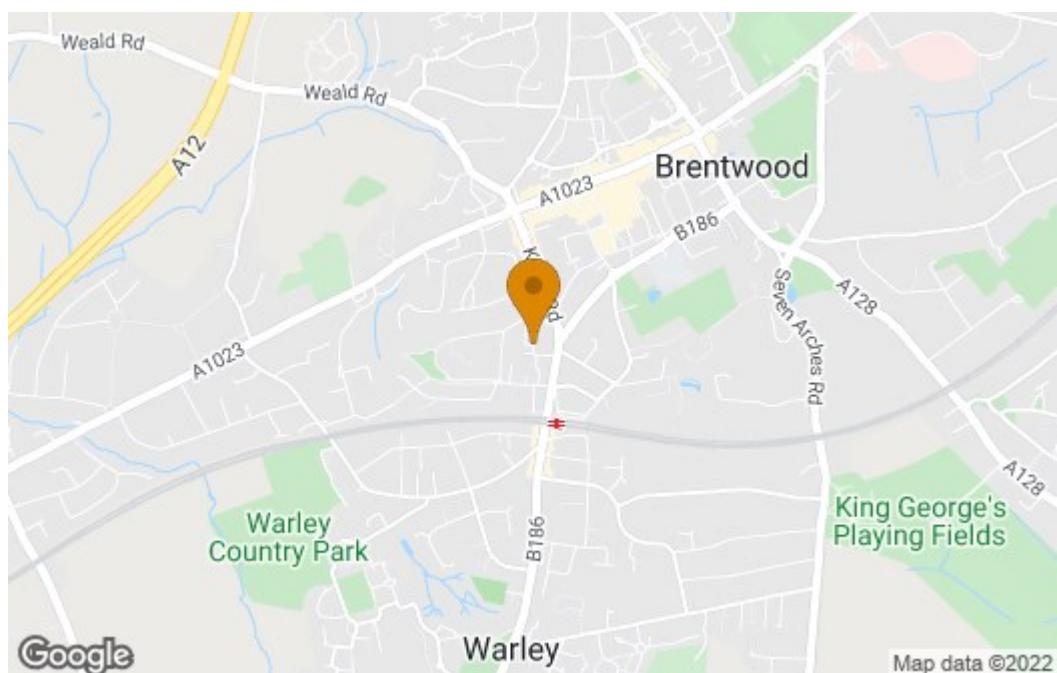
upon as accurately describing any of the special matters prescribed by any order made under the Property Misdescription Act 1991. Nor do they constitute a contract, part of a contract or a warranty. The information contained in this document is from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted herein subject to the possibility of errors, omissions or changes without notice.

Blueprint Estate Agents give notice that;

1. These particulars do not constitute nor constitute any part of an offer or a contract. Fixtures, fittings and internal specifications may change during the development program.
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misdescription shall be a ground for a claim neither for compensation nor for the recession of the Contract by either the Vendor/Lessor or the Purchaser/Tenant.
5. Neither the Vendor/Lessor nor Blueprint Estate Agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.

Floor Plan

Area Map



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.