

£122,800 Shared Ownership

The Retreat, Costead Manor Road, Brentwood, Essex CM14 4XX



- Guideline Minimum Deposit £12,280
- Ground Floor
- Two Good-Sized Double Bedrooms
- Private Rear Garden
- Guide Min Income Dual £30.2k | Single £35.8k
- Approx. 625 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £307,000). A well-presented flat on the ground floor of this modern development. Access is via a private entrance and features include a reception room with attractive flooring and a spacious, semi-open-plan kitchen. The two bedrooms are both comfortable doubles and there is a simple, monochrome bathroom. Well insulated walls, double glazing and gas central heating make for a very good energy-efficiency rating. The flat has a private, south-east-facing garden and comes with use of an allocated parking space. The Retreat is close to St. Faith's Country Park, within comfortable walking distance of Brentwood High Street and is also just a brief bus/bike ride from the railway station, for Elizabeth Line services. The nearby secondary school was Ofsted-reviewed in April 2025 and rated 'Outstanding'. There are also several other well-thought-of schools in the surrounding area.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2008).

Minimum Share: 40% (£122,800). The housing association will expect that you will purchase the largest share affordable.

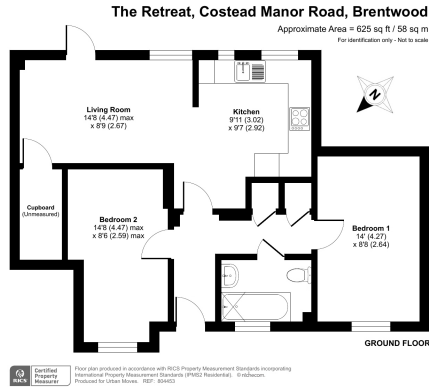
Shared Ownership Rent: £309.24 per month (subject to annual review).

Service Charge: £32.32 per month (subject to annual review).

Guideline Minimum Income: Dual - £30,200 | Single - £35,800 (based on minimum share and 10% deposit).

Council Tax: Band C, Brentwood Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Living Room

14' 8" max. x 8' 9" (4.47m x 2.67m)

Kitchen

9' 11" x 9' 7" (3.02m x 2.92m)

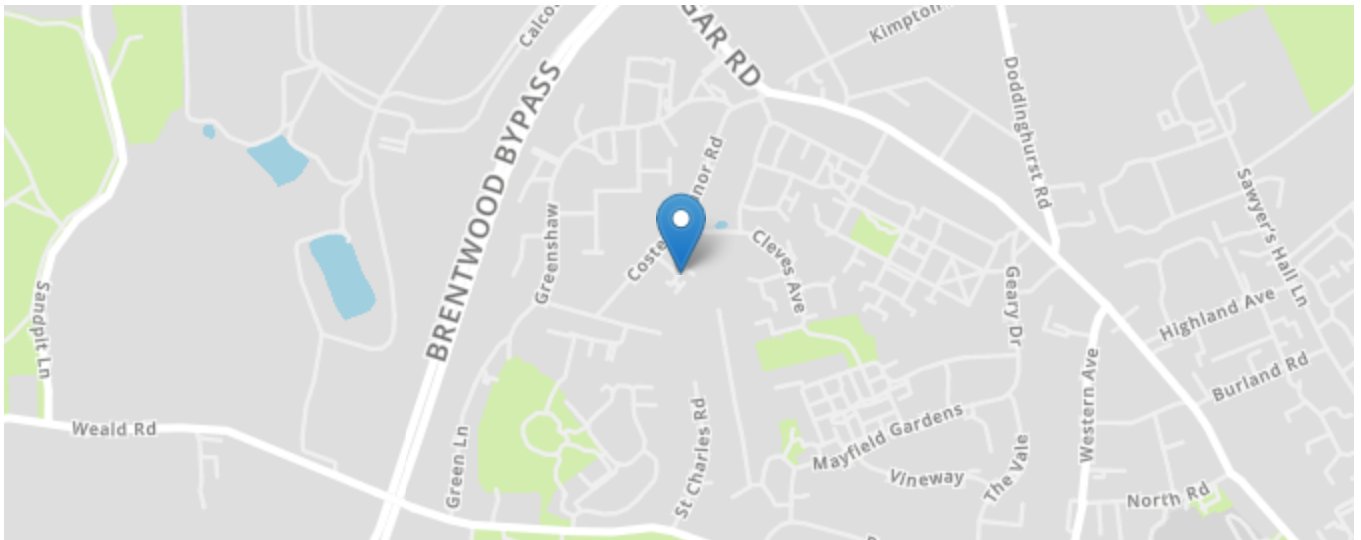
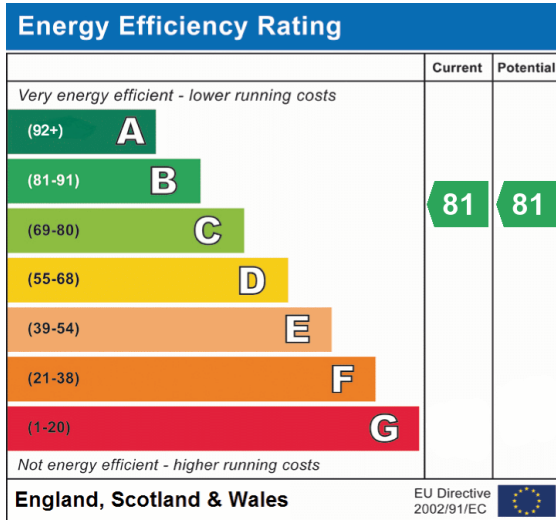
Bedroom 1

14' x 8' 8" (4.27m x 2.64m)

Bathroom

Bedroom 2

14' 8" max. x 8' 6" max. (4.47m x 2.59m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.