



Marlborough House Firs Grove Crescent Brentwood CM14 5TF

Offers Over £150,000



Marlborough House
Firsgrove Crescent
Brentwood
CM14 5TF
Offers Over £150,000

- Freehold Unit
- Including Six Flats
- Planning Permission Granted For Additional Floor
- Residents Parking
- Communal Gardens
- Walking Distance To Brentwood Train Station
- Currently Producing £1,750pa in ground rent income



Marlborough House, Firsgrove Crescent, Brentwood – a rare chance to acquire a freehold block of 6 flats, perfectly positioned in a sought-after location. This well-maintained property currently comprises:

5 x Two Bedroom Flats

1 x Three Bedroom Flat

Flat 1 - 91 Year Lease Remaining

Flat 2 - 94 Year Lease Remaining

Flat 3 - 163 Year Lease Remaining

Flat 4 - 163 Year Lease Remaining

Flat 5 - 163 Year Lease Remaining

Flat 6 - 163 Year Lease Remaining

The property benefits from planning permission for an additional floor, providing scope for:

1 x Two Bedroom Flat with study

1 x One Bedroom Flat with study

Additional features include 6 dedicated parking spaces and communal gardens, offering both convenience and lifestyle appeal for residents.

Marlborough House is ideally situated on Firsgrove Crescent in Brentwood, a highly desirable Essex town known for its excellent combination of commuter convenience, local amenities, and leafy surroundings. Residents benefit from easy access to Brentwood town centre, offering a range of shops, restaurants, cafes, and leisure facilities, as well as highly regarded schools nearby. For commuters, Brentwood railway station provides swift services to London Liverpool Street, making it an attractive location for professionals. The area also boasts beautiful parks and green spaces, providing a peaceful, community-focused environment while maintaining close links to major road networks including the A12, offering quick access to London and the Essex coast.

Secure a prime piece of property with expansion potential in one of Essex's most sought-after areas.

Existing Site Plan

Do not scale from this drawing. All information shown is to be checked on site for accuracy and fit. Any discrepancies or omissions to be reported to Arcady Architects immediately.



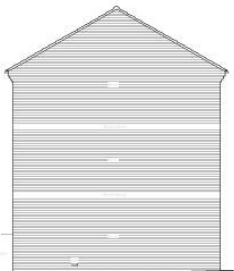
FRONT ELEVATION



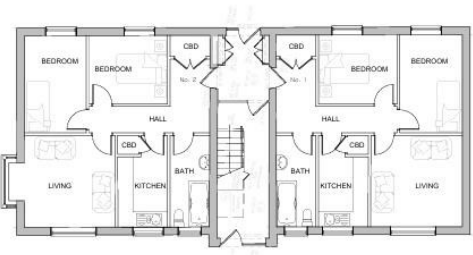
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Proposed Site Plan

Do not scale from this drawing. All information shown is to be checked on site for accuracy and fit. Any discrepancies or omissions to be reported to Arcady Architects immediately.



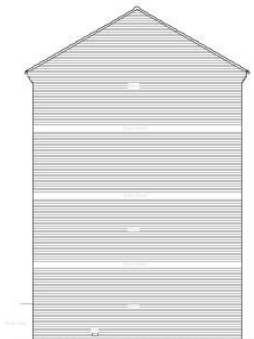
FRONT ELEVATION



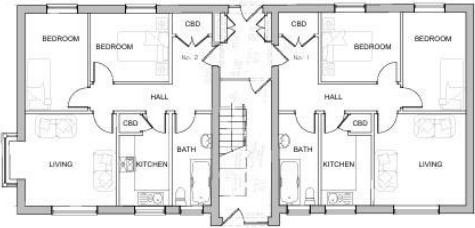
SIDE ELEVATION



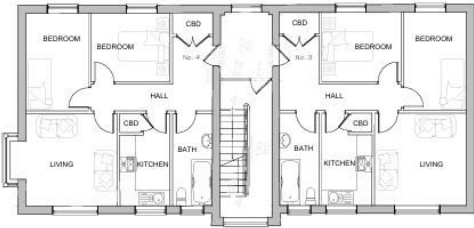
REAR ELEVATION



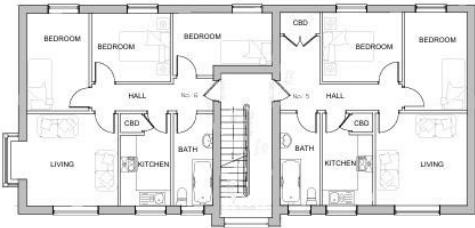
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

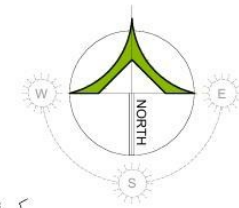


ACCOMMODATION SCHEDULE			
FLAT 7 - 55 SQ.M (1 B/2P)			
FLAT 8 - 61 SQ.M (2 B/3P)			
TECHNICAL SPACE STANDARDS			
BROOK 10 SQ.M			
20 SQ.M AT 100 M ²			
20 SQ.M AT 100 M ²			

C. Layouts to Flat No. 7 & 8 amended		DEC 25	NE
B. Layouts to Flat No. 7 & 8 amended		NOV 25	NE
A. Layout to Flat No. 8 amended		NOV 25	NE
REVISIONS		DATE	DRAWN
PROJECT: MARLBOROUGH HOUSE, FIRST GROVE CRESCENT, BRENTWOOD, CM14 5TF			
TITLE: PROPOSED PLANS & ELEVATIONS			
SCALE: 1:100 @ A1	DATE: SEPT 25	APPROVED: NE	DRAWN: C
25/25/03		C	
Unit 4 Pitlow Barns Hammonds Road Little Baddow Essex CM3 4BS Tel: 01245 484811 www.arcadyarchitects.co.uk			



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LOCATION PLAN

SCALE - METRES @ (1:1250)



REVISION:	DATE:	DRAWN:
PROJECT: MARLBOROUGH HOUSE, FIRSGROVE CRESCENT, BRENTWOOD, CM14 5TF		
TITLE: SITE LOCATION PLAN		
SCALE: 1:1250 @ A4	DATE: SEPT 25	DRAWN: NE
25/25/01	REV: -	CMG: -
Unit 4 Phillows Barns Hammonds Road Little Baddow Essex CM3 4BG Tel: 01245 464681 www.arcadyarchitects.co.uk		



ARCHITECTS



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

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