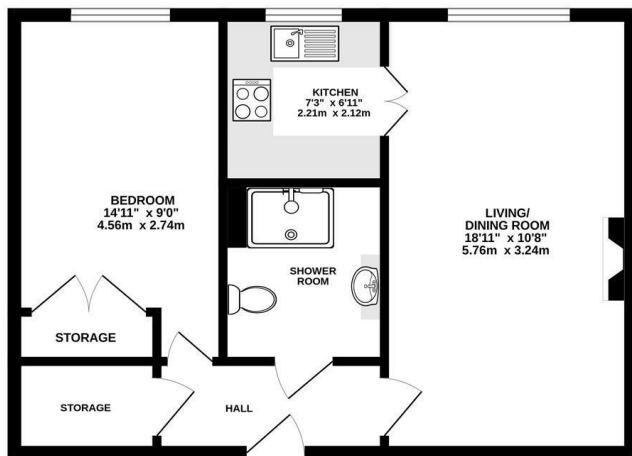




**Keith  
Ashton**

Junction Road, Warley  
Brentwood

SECOND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 497 sq. ft. (46.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metreage (2022)



32 Sanders Court Junction Road, Warley, Brentwood, CM14 5FG

**\*\*GUIDE PRICE £200,000 - £225,000\*\*** Situated in this sought-after McCarthy & Stone Development, and located within a short walk of Brentwood main line railway station, is this well-presented and spacious top-floor one-bedroom retirement apartment. There are lifts and stairs to all floors, plus a security entry system.

This beautifully decorated accommodation includes a spacious living room/dining room centered around a feature fireplace. From here there are double doors that lead onto a modern kitchen, comprising eye and base level storage units, ample worktop space and various integrated appliances. The bedroom is a good-sized double with beautiful built-in wardrobes. Finally, a modern shower room completes the internal layout of the property.

There is an attractive communal lounge with its own kitchen, where various social events take place. There is also a laundry room and a guest suite for visitors. Well-kept communal gardens surround the property as well as residents' parking. The development takes new residents from 60 years of age (if part of a couple the younger partner needs to be 55 or over) and has a dedicated House Manager. There is an emergency call system for further peace of mind. **NO ONWARD CHAIN.**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [82 plus] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [82 plus] <b>A</b>	
[61-81] <b>B</b>		[61-81] <b>B</b>	
[41-60] <b>C</b>	<b>69</b>	[41-60] <b>C</b>	
[21-40] <b>D</b>		[21-40] <b>D</b>	
[11-20] <b>E</b>		[11-20] <b>E</b>	
[1-10] <b>F</b>		[1-10] <b>F</b>	
[1-10] <b>G</b>		[1-10] <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

**SERVICES:**

Local Authority: Brentwood  
Council tax band: C  
Post code: CM14 5FG  
Guide Price £200,000

**VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

**OPENING HOURS:**

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:**

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

Brentwood  
Tel. 01277 260858

Village Office  
Tel. 01277 375757

Lettings Office  
Tel: 01277 202200

Explore more @ [www.keithashton.co.uk](http://www.keithashton.co.uk)

