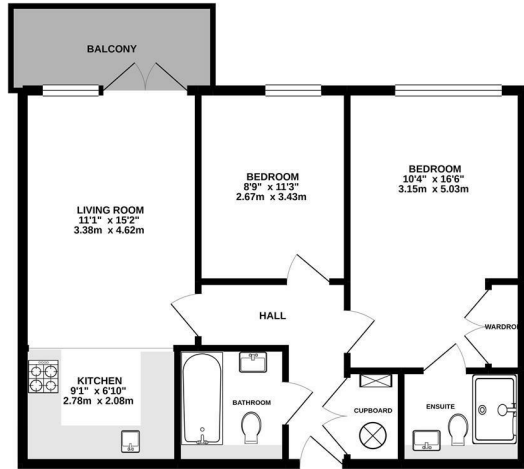




Keith
Ashton

Rollason Way,
Brentwood

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq.ft. (60.0 sq.m.) approx.
These areas should have been used to make the floor area of the development, measurements of which are shown, more accurate and shall not be regarded as a guarantee of the accuracy of the information or any statement. The plan is for information purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown are for information only and are not intended to be a contract. Made with Metaphor 10/22



47 Wilkinson Court Rollason Way, Brentwood, CM14 4EU

****GUIDE PRICE £320,000 - £330,000**** Situated just a stones throw from Brentwood railway station, with its fast service into London and the Elizabeth Line offering further onward links, we are offering for sale this two bedroom apartment. There are local shops nearby but if you wanted more options then Brentwood high street offers a great range of shops, bars and restaurants and is set within just 0.8 mile.

The apartment itself comprises of spacious accommodation commencing with a good sized hallway leading through to the living room which has double doors opening to a balcony, with attractive woodland views, perfect for relaxing at the end of a long day. The kitchen is fitted with a range of dark wood style units and comes with contrasting worktops and a built in oven, hob and extractor. The two bedrooms are both doubles, the larger room having built in storage cupboards and the benefit of an ensuite shower room. To complete the accommodation the family bathroom is fitted with a white three piece suite.

Externally, Wilkinson Court is surrounded by well-maintained communal grounds, including a large open green space, and also benefits from secure underground parking. There is also a very convenient bike store located at the base of the building for those who need.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A		(82 plus) A	
(61-81) B		(61-81) B	
(39-60) C		(39-60) C	
(19-59) D		(19-59) D	
(9-48) E		(9-48) E	
(1-8) F		(1-8) F	
(1-8) G		(1-8) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SERVICES: Guide Price £320,000

Local Authority: Brentwood
Council tax band: D
Post code: CM14 4EU

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



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

Brentwood
Tel. 01277 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel. 01277 202200

Explore more @ www.keithashton.co.uk

