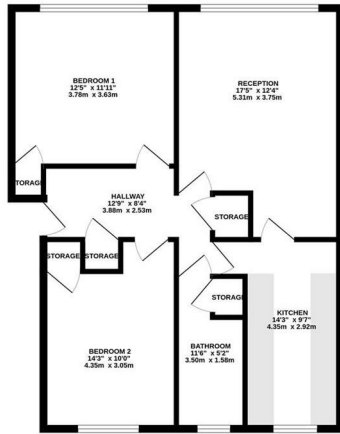




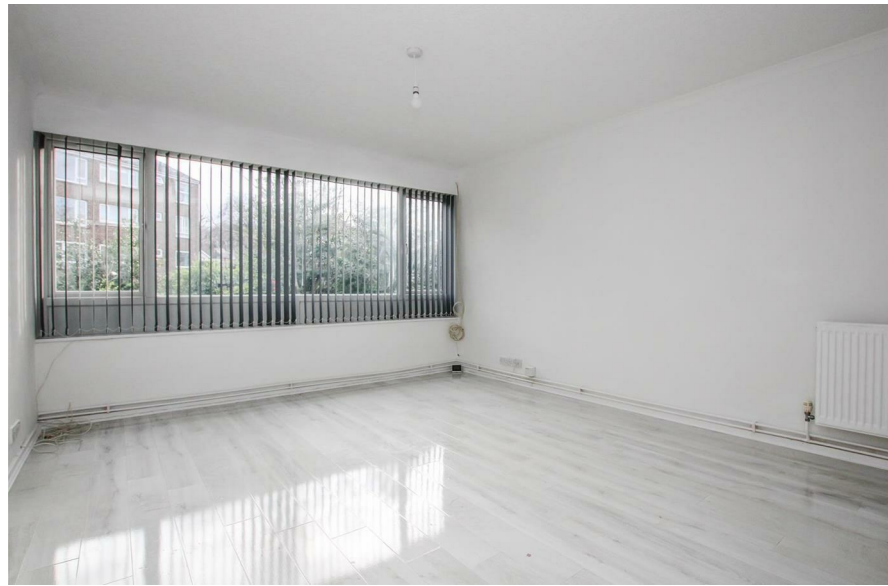
**Keith  
Ashton**

Cameron Close, Warley  
Brentwood

FIRST FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.  
Measurements are approximate. Not to scale. (Dimensional protection only)  
Image not for resale.



## 16 Cawdor House Cameron Close, Warley, Brentwood, CM14 5BZ

Offered for sale with the benefit of no onward chain, and ideally positioned within just a few moments walk of Brentwood's mainline railway station, offering a fast service into London Liverpool Street, with the Elizabeth Line offering further onward links, including conveniently direct to Heathrow airport, we are pleased to offer for sale this recently refurbished first floor two bedroom apartment. Set less than a mile away from Brentwood high street, with its great options for shopping and socialising, but with a good selection of local shops and services even closer to hand. The area has excellent local schools to choose from plus, for those more energetic, plenty of gyms, clubs and parks are nearby, offering a range of activities or just simple woodland walks. The apartment block is entered via a video entrance system, and a communal entrance hall leads up to the apartment itself which offers bright and spacious accommodation throughout with an abundance of storage cupboards throughout for your convenience. The large entrance hallway leads to all of the rooms, with the two double bedrooms being of great proportion giving plenty of space for your bedroom furniture. The family bathroom is of modern design and attractively contrasting in grey and white with the kitchen being similarly designed with some integrated appliances and a good amount of work top space. The ample sized living room provides great options for placement of your sofas and chairs with the large window flooding the room with an abundance of natural light. Externally there is the benefit of permit parking available and well maintained communal gardens surrounding the property with woodland beyond.

PRICE £250,000

### SERVICES:

Local Authority: Brentwood  
Council tax band: C  
Post code: CM14 5BZ

### 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)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC  
 Not energy efficient - higher running costs  
 Not environmentally friendly - higher CO<sub>2</sub> emissions



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)

