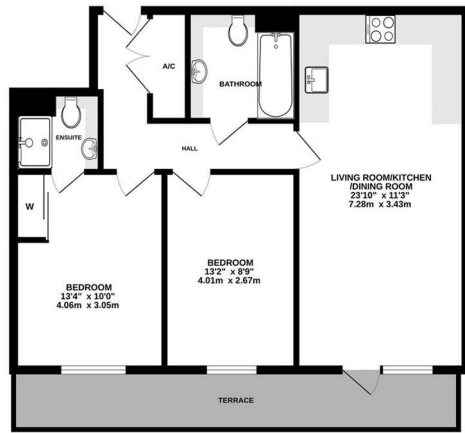




**Keith  
Ashton**

Rollason Way,  
Brentwood

TOP FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 sq.m.) approx.  
Measurements are approximate. See Landlord Information document on the website for further details.  
Made with SketchUp 2012



## 53 Adlington House Rollason Way, Brentwood, CM14 4AH

**\*\*Guide Price - £320,000 - £325,000\*\*** Set within a sought after area with just a short stroll to Brentwood station, offering its fast links into London with the new Elizabeth Line service, this top floor apartment is perfect for the commuter, or ideal as an investment opportunity. With a secure entry phone system and lifts, or stairs should you so wish, to all the floors, plus the added benefit of two underground parking spaces, this property should certainly be viewed internally to appreciate all the benefits on offer. Adlington House was built in 2012 by Crest Nicholson and is finished to a very high specification both inside and out.

Heading up to the fourth floor, upon reaching the apartment your own personal entrance door leads to an large entrance hallway, in turn giving access to all of the rooms. You will immediately be aware of the space that this bright apartment has to offer, commencing with the attractively modern designed living/kitchen/dining room, a lovely area to relax, with plenty of room for sofas, armchairs and even a dining table and chairs if that was a requirement for you. There is a door leading to the outside at the end of this room which takes you onto a large, south facing private terrace area, which is enclosed by glass balustrading and has room for some additional furniture should you want to relax outside for a while. Back inside, the kitchen is fully fitted with a good amount of storage units and work top space. There are two very good sized double bedrooms, the main bedroom having the advantage of its own ensuite shower room and fitted wardrobes, plus to finish off the accommodation there is a spacious family bathroom.

The area itself has plenty of local shops and services close to hand and with a short walk into Brentwood's busy high street, with all of its great options for shopping and socialising, this is certainly an opportunity not to be missed.

## Guide Price £320,000

### 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(81-91) <b>A</b>			(81-91) <b>A</b>		
(61-80) <b>B</b>			(61-80) <b>B</b>		
(41-60) <b>C</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>		

England & Wales EU Directive 2002/91/EC

### SERVICES:

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

### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents



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  
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Lettings Office  
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