

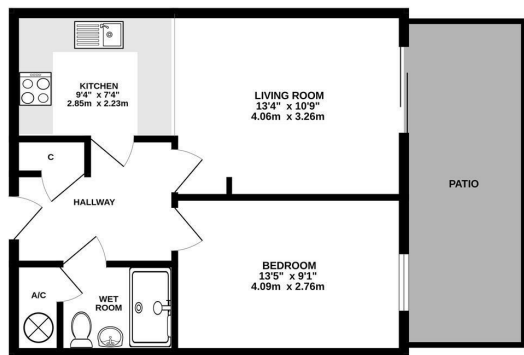


THE LAWNS

Keith
Ashton

Uplands Road, Warley
Brentwood

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA - 448 sq.ft. (41.6 sq.m.) approx.
Measurements are approximate. Not to scale. Excludes porches and
leads with terrace/CO2



|| The Lawns Uplands Road, Warley, Brentwood, CM14 5AW

Situated in the popular Hartswood area of Brentwood, within a short walk of King Georges playing fields, and around a mile to the town and station, we are pleased to offer for sale this one-bedroom ground-floor warden-assisted retirement apartment. Internally the property commences with a spacious hallway fitted with a handy storage cupboard and a door that leads to the 'wet room' bathroom with walk-in shower, wash hand basin and W.C. The kitchen is fitted with a range of wall and base units and a single drainer sink unit, rolled edge work surfaces. It also has a useful open hatch to the living room which has sliding doors to the private patio. There are emergency pull cords throughout the apartment.

Communal facilities include a ground floor residents lounge with doors opening to the communal gardens located to the rear of the development, plus a laundry and guest room. There is also a resident House Manager's office on the ground floor, whilst outside you will find an allocated parking space, communal grounds and visitor parking. New residents are accepted from 55 years of age.

£170,000

SERVICES:

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

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

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	
(19-38) D		(19-38) D	
(9-18) E		(9-18) E	
(1-8) F		(1-8) F	
(1-2) G		(1-2) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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

