

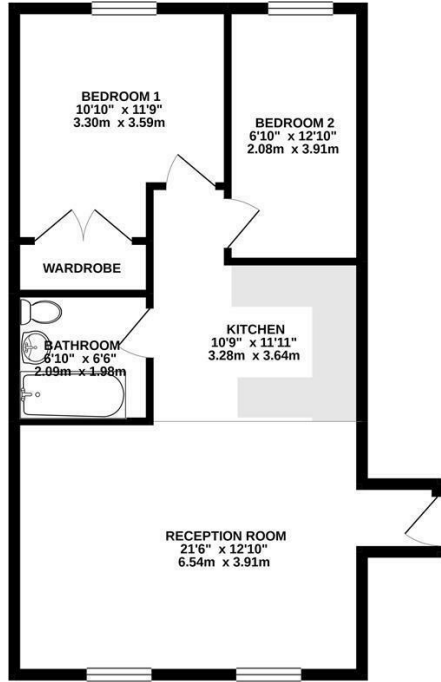


Keith  
Ashton

Hart Street,  
Brentwood



FIRST FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## The Square 24 Hart Street, Brentwood, CM14 4AR

**\*\* GUIDE RANGE £300,000 - £325,000 \*\*** We are delighted to be offering for sale this bright and spacious two bedroom apartment which is very centrally located within close proximity to Brentwood's vibrant high street, with its great options for shopping and socialising. The mainline railway station is within a short walk and offers great transport links into London Liverpool Street plus the Elizabeth Line which has even further onward links, including to Heathrow airport. The property is set on the first floor of this attractive development and conveniently benefits from two underground car parking spaces.

The internal accommodation includes a large, open-plan kitchen/living/dining area, with attractive wood style flooring and pleasant views over the communal gardens. The kitchen itself comprises a range of above and below storage units, ample worktop space and various integrated appliances. There are also two good sized bedrooms, with the master bedroom also featuring a built in wardrobe and a Juliet balcony. The modern designed three piece bathroom completes the layout, although there is also access to a sizeable loft space which is very useful for storage.

According to the current owner, there are in excess of 100 years remaining on the lease. The current combined ground rent and service charge is approximately £2,950 per year, including the two parking spaces. Exact figures will be provided at the earliest possible opportunity.

**GUIDE PRICE £300,000 - £325,000**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	80	84	84

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

### SERVICES:

Local Authority: Brentwood  
Council tax band:  
Post code: CM14 4AR

### 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)

