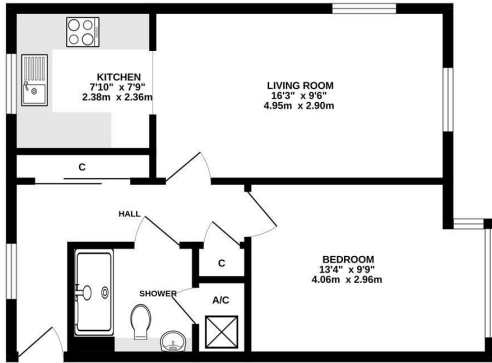




Keith  
Ashton

Kings Road,  
Brentwood

GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 480 sq.ft. (44.6 sq.m.) approx.  
Measurements are approximate. Not to scale. For information purposes only.  
Marked with the CE mark.



## 2 Primrose Court Kings Road, Brentwood, CM14 4YZ

A well presented one bedroom ground floor retirement apartment within walking distance of Brentwood town centre, with its shops, cafes and amenities. The doctor's surgery is also a short walk away along with Brentwood mainline railway station making it a very convenient location.

The apartment offers a good size lounge, attractive kitchen, double bedroom, shower room and entrance hallway with storage. In addition, there are excellent communal facilities including large residents lounge, kitchen and laundry room. Externally, there are well tended communal gardens and residents parking. This retirement property is for residents of 55+ years. There is currently 63 years remaining on the lease and this can be increased as required.

£115,000

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>		(82 plus) <b>A</b>	
(61-81) <b>B</b>		(61-81) <b>B</b>	
(39-60) <b>C</b>		(39-60) <b>C</b>	
(15-38) <b>D</b>		(15-38) <b>D</b>	
(9-14) <b>E</b>		(9-14) <b>E</b>	
(1-8) <b>F</b>		(1-8) <b>F</b>	
(1-2) <b>G</b>		(1-2) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

### SERVICES:

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

### 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)

