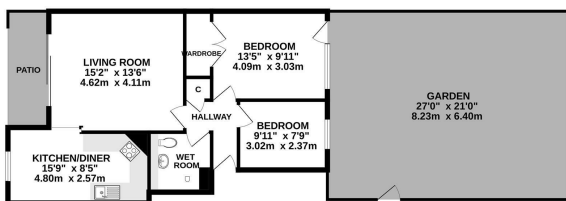




**Keith  
Ashton**

Broomwood Gardens, Pilgrims Hatch  
Brentwood

GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq ft (59.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Assumed positions only.  
Based on latest plans.



## 2 Darlington Court Broomwood Gardens, Pilgrims Hatch, Brentwood, CM15 9LR

**\*\*Guide Price £275,000 - £300,000\*\*** Offered for sale with no on-going chain and benefitting from an extended lease, is this spacious, two bedroom, ground floor apartment. Both bedrooms are double rooms and located at the rear of the property, with bedroom one having fitted wardrobes. There is a large lounge measuring 15' x 13'6" which has sliding patio doors opening onto a covered balcony which overlooks mature woodland to the front. Located off the lounge is the kitchen/diner, again of a good size 15'8 x 8'5 which has eye and base level counter units, space for freestanding appliances and plenty of worktop surfaces. The bathroom is fitted in a wet room style shower, wash hand basin and WC. A security entry phone system into the communal lobby with stairs rising to all levels. Externally this property benefits a sizable private garden whilst there is also a garage located in a block to the rear, with additional (non-allocated) parking for visitors. The property is well positioned for Larchwood Primary School and Larkins Playing Fields, and has bus routes offering easy access back into Brentwood town centre and from railway station.

Guide Price £275,000 - £300,000

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	78	A	A
<p>Very energy efficient - lower running costs</p> <p>(82 plus) A</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-28) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) A</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-28) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

### SERVICES:

Local Authority: Brentwood  
Council tax band: C  
Post code: CM15 9LR

### 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)

