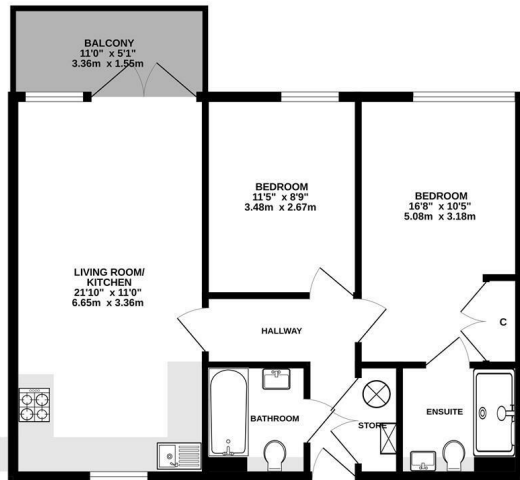




**Keith
Ashton**

Rollason Way,
Brentwood

TOP FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.5 sq.m.) approx.
Measurements are approximate. See to scale. Illustrative purposes only.
Measure with Mitutoyo CD202



60 Brooking House Rollason Way, Brentwood, CM14 4ET

****GUIDE £300,000 - £325,000**** A smartly presented, two-bedroom, top-floor apartment. Ideally located within close proximity of Brentwood mainline railway station and bustling High Street. The property also benefits from its own entrance doorway, secure parking and a private balcony.

Accessed via a security entry phone system, the main lobby has a staircase and lift service to all floors. The main reception features a contemporary kitchen which comprises a range of above and below counter storage units, ample worktop space and various integrated appliances. Open plan to the bright living area with access via double doors to a large private balcony overlooking the stunning views of the green. There are two double bedrooms with the master benefiting from an en-suite shower room and integral wardrobe. The hallway has a useful storage cupboards. The contemporary bathroom completes the internal accommodation. Beneath the building is the residents parking and allocated parking space, this is only accessible via electrically operated security gates.

Price Range £300,000



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A			(82 plus) A		
(61-81) B			(61-81) B		
(49-60) C			(49-60) C		
(35-48) D			(35-48) D		
(29-34) E			(29-34) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

SERVICES:

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

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



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

