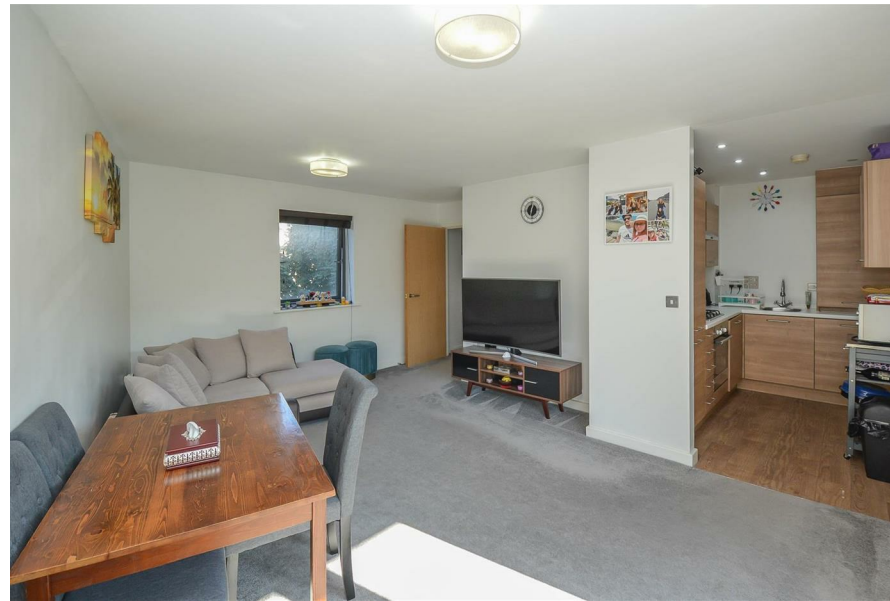


TOTAL FLOOR AREA: 474 sq.ft. (44.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix (2024)



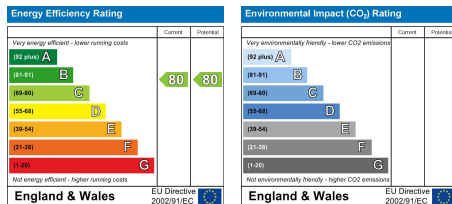
## 22 Boardman Place Rollason Way, Brentwood, CM14 4ER

Offered with no onward chain, this superb first-floor apartment features a south-facing balcony, providing plenty of natural light and a pleasant outdoor space.

The apartment enjoys its own private entrance space, and only attached to one neighbouring property on one side, ensuring privacy. Inside, the layout includes a bright and airy lounge that seamlessly opens into a well-appointed kitchen. Double doors lead from the living space to the balcony, perfect for enjoying the sunshine. The property also offers a comfortable double bedroom and a modern bathroom.

Externally, residents benefit from a communal car park, ensuring convenience and ease. Located just a short walk from Brentwood's mainline station, with direct trains to the City and West End, this apartment is ideal for both commuters and investors looking for a well-connected property in a desirable location.

**£240,000**



### SERVICES:

Local Authority: Brentwood  
Council tax band: B  
Post code: CM14 4ER

### 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)

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