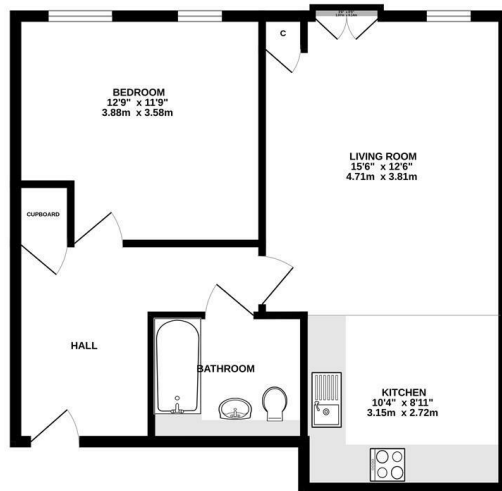






SECOND FLOOR  
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA - 580 sq.ft. (53.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## 37 Florence Close, Great Warley, Brentwood, CM13 3FQ

We are delighted to bring to market this beautifully presented one bedroom second floor apartment situated in the popular area of Great Warley, Brentwood.

The accommodation is accessed via a security entry phone system and comprises an entrance hall with a handy built-in storage cupboard. The stylish and spacious open-plan kitchen/lounge has a modern light and airy feel. The kitchen area has a contemporary range of eye and base level storage units, ample worktop space and various integrated appliances. There is a good sized double bedroom benefitting from fitted wardrobes and an attractive modern bathroom. Externally you have the benefit of an allocated parking space.

This modern apartment benefits from the best of both worlds as it is situated within easy reach of Brentwood Train Station and Brentwood Town Centre whilst also having some beautiful country parks on its doorstep.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	85
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(25-39) D			
(10-24) E			
(1-9) F			
(1-9) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

### SERVICES:

Local Authority: Brentwood  
Council tax band: B  
Post code: CM13 3FQ

£264,000

### 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)

