



Keith
Ashton

Cameron Close, Warley
Brentwood



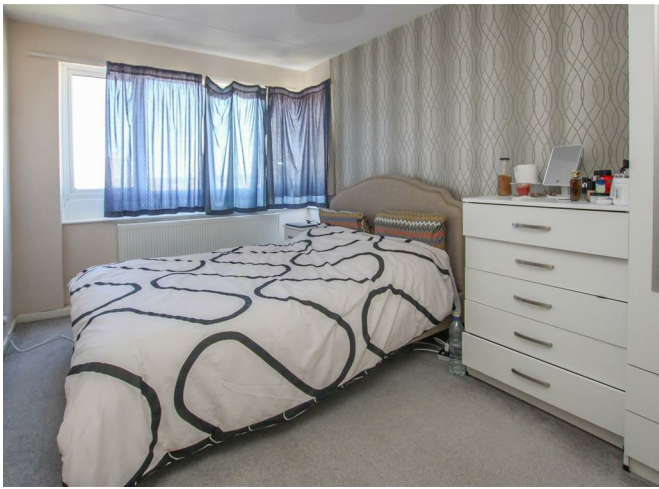
11 FORRES HOUSE CAMERON CLOSE

Warley Brentwood, CM14 5BS

£250,000

Set within a short walk of Brentwood station, which offers a fast transport service into London Liverpool Street, and with further links onwards via the now established Elizabeth Line, benefiting from zero ground rent, this generously proportioned split level apartment offers a great opportunity for the commuter, first time buyer or investor. There are local shops and services close to hand or another walk will take you to Brentwood high street, where you will find many options for shopping and socialising, along with great choices in the area for exercise, with many gyms, classes and activities to choose from.

- SPLIT LEVEL APARTMENT
- TWO LARGE DOUBLE BEDROOMS
- GREAT VIEWS
- SPACIOUS LIVING/DINING ROOM
- BRIGHT & AIRY THROUGHOUT
- GARAGE EN BLOC
- SHORT WALK TO BRENTWOOD STATION
- LOCAL SHOPS & SERVICES NEARBY



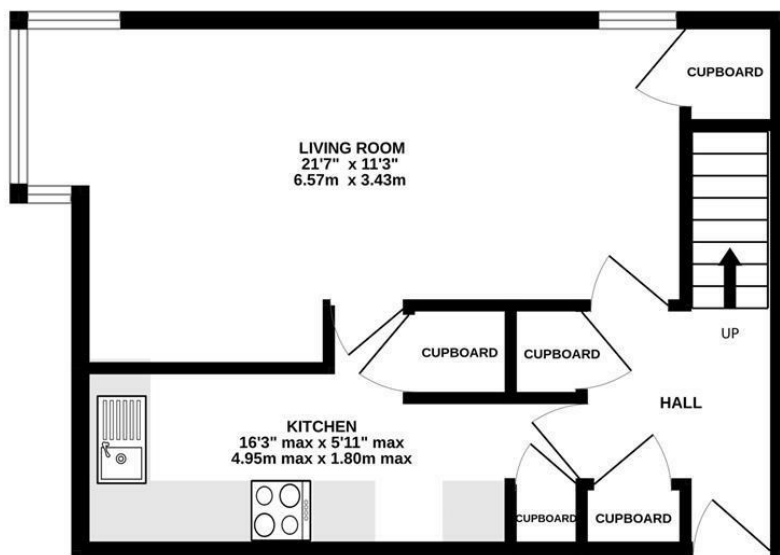
Description

The apartment itself benefits from a westerly aspect and has a good sized entrance hallway giving access to the lower level rooms and with stairs rising to the upper level. There are a couple of convenient large storage cupboards, perfect to drop off your coats and shoes before heading further inward, where you will find the fitted kitchen, offering a good range of cupboards at both base and level with contrasting work surfaces. A door leads you through into the spacious living room with a square bay window at one end flooding the area with natural light, and offering plenty of space for your sofas and armchairs, plus a dining table should you so wish. Moving to the upper level you will find a good sized landing giving access to two large bright and airy double bedrooms with great views across Brentwood and beyond to London, plus, completing the accommodation there is a family bathroom and a separate wc. In addition it should be noted that all the windows are UPVC double glazed and the gas heating is via a regularly serviced Valiant boiler, plus there is also a recently installed electric consumer unit

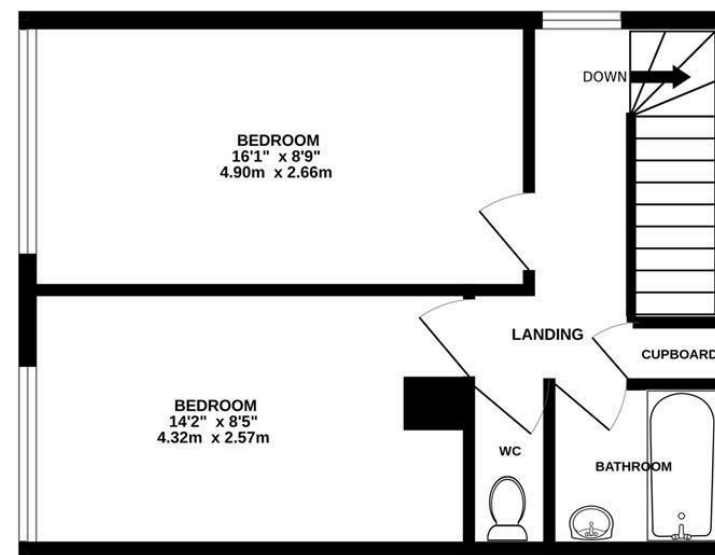
The property also has the added benefit of 957 years remaining on the lease and a share of freehold, a garage en bloc, plus a large lockable storage/bike shed for your personal use and well kept communal grounds surrounding it.



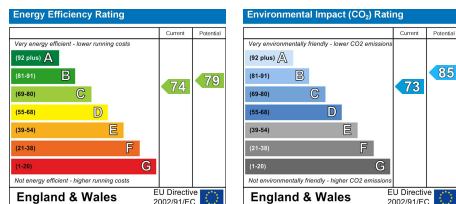
SECOND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



THIRD FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: C
Post code: CM14 5BS

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

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Tel. 01277 260858

Village Office
Tel. 01277 375757

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Explore more @ www.keithashton.co.uk

