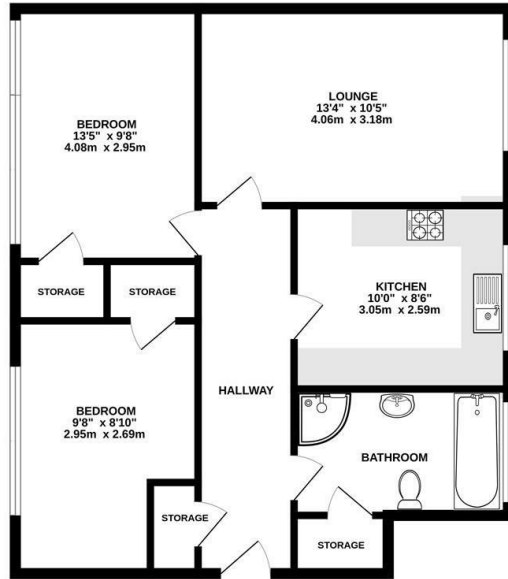






GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Magicplan 5.2023

Guide Price £250,000

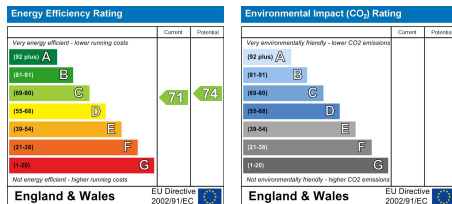


3 Hamlet Court Leonard Way, Brentwood, CM14 5PE

**\*\*Guide price £250,000 - £260,000\*\*** We are pleased to present this spacious ground floor apartment, ideally situated in a cul-de-sac turning on the popular west side of Brentwood.

The property offers a well-equipped kitchen, a generously sized lounge, two double bedrooms, and a modern bathroom complete with both a bathtub and a separate shower. Ample built-in storage adds to the practicality of the home, while an allocated parking space ensures convenient off-street parking.

Perfectly positioned for commuters and young families alike, the apartment is just 1.5 miles from Brentwood Station, with the A12 and M25 both less than a mile away. It also falls within the catchment area of the highly regarded St Peter's Primary School.



#### SERVICES:

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

#### 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  
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