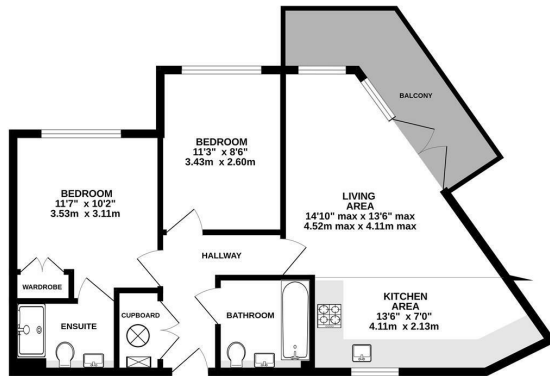




Keith
Ashton

Rollason Way,
Brentwood

FIRST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.
Measurements are approximate. Not to scale. Dimensions given only.
Made with Housify 2020

Guide Price £290,000



8 Brooking House Rollason Way, Brentwood, CM14 4ET

A beautifully designed first-floor apartment offering 603 sq.ft. (56 sq.m.) of well-planned living space, complete with two bedrooms, two bathrooms, and a bright open-plan living area with balcony.

This modern home features a welcoming hallway leading into a spacious living area (14'10" max x 13'6" max) with ample room for both lounging and dining. Large windows draw in natural light, and a private balcony extends the living space outdoors - perfect for relaxing or entertaining. The kitchen area sits just off the living room, thoughtfully arranged with a practical layout and generous work surfaces.

There are two well-proportioned bedrooms with the main bedroom (11'7" x 10'2") including a built-in wardrobe and its own ensuite shower room, providing a comfortable private retreat. The second double bedroom is ideal as a guest room, home office, or nursery. A centrally located bathroom with full bathtub serves the rest of the home, while a handy cupboard offers additional storage space.

With its efficient layout, generous natural light, and desirable balcony, this apartment is perfect for first-time buyers, downsizers, or investors seeking a stylish and low-maintenance property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(82 plus) A			Very environmentally friendly - lower CO ₂ emissions	(82 plus) A	
(61-81) B			(61-81) B		
(39-60) C			(39-60) C		
(29-38) D			(29-38) D		
(21-28) E			(21-28) E		
(15-20) F			(15-20) F		
(1-14) G			(1-14) 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: D
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

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