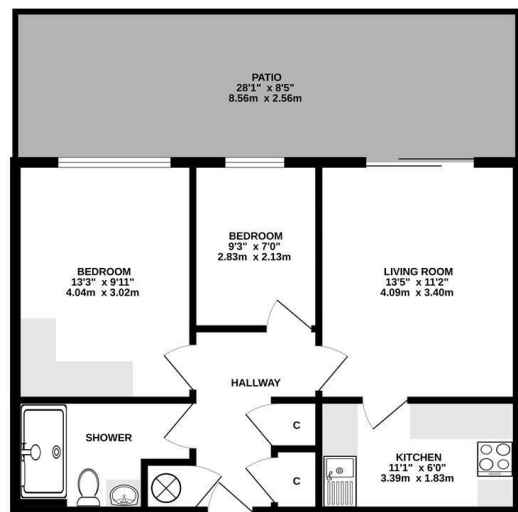




**Keith  
Ashton**

Uplands Road, Warley  
Brentwood

GROUND FLOOR  
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 546 sq.ft. (50.8 sq.m.) approx.  
Measurements are approximate. Refer to plans. Excludes porches only.  
Made with Matterport (2020)



30 The Lawns Uplands Road, Warley, Brentwood, CM14 5AW

In the sought-after area of Old Hartswood, within easy reach of King Georges playing fields, Brentwood town centre and the railway station, The Lawns is a much-favoured retirement development, surrounded by well-maintained communal gardens. This spacious, two-bedroom warden-assisted property boasts its own patio area and allocated parking space. Homeowners have the additional benefit of communal lounge areas, including library, laundry and guest room.

A resident House Manager is in situ on the ground floor, whilst outside you will find communal grounds and visitor parking. New residents are accepted from 55 years of age.

£215,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b>	
(61-81) <b>B</b>		(61-81) <b>B</b>	
(49-60) <b>C</b>		(49-60) <b>C</b>	
(35-48) <b>D</b>		(35-48) <b>D</b>	
(29-34) <b>E</b>		(29-34) <b>E</b>	
(21-28) <b>F</b>		(21-28) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**SERVICES:**

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

**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)

