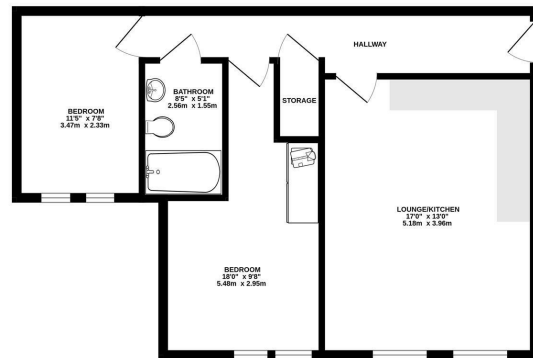




FIRST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Blueprints 12/22

£325,000 - £350,000



### 3 Albert Court The Galleries, Warley, Brentwood, CM14 5GL

We are pleased to present this charming first-floor apartment, set within the prestigious Galleries development in Warley. Boasting a bright and contemporary interior, this beautifully maintained property offers a welcoming and stylish living space. The accommodation features a spacious open-plan kitchen and lounge, two well-proportioned bedrooms, and a sleek modern bathroom.

Nestled in a tranquil and secure setting, residents can enjoy the serene surroundings and impeccably maintained communal gardens. With designated resident parking and Brentwood train station just a short distance away, this delightful apartment perfectly combines convenience, comfort, and elegance in a highly sought-after location.



| 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                             |  | EU Directive 2002/91/EC | 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                                                         |  |                         |                         |
| (0-9) G                                                         |  |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                         |
| England & Wales                                                 |  | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

#### SERVICES:

Local Authority: Brentwood  
Council tax band: E  
Post code: CM14 5GL

#### 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)

