

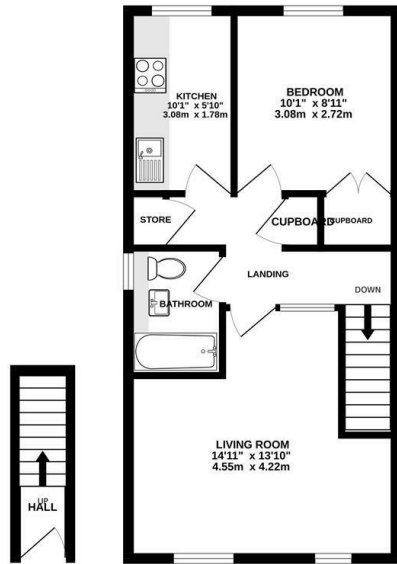


**Keith  
Ashton**

Abenberg Way, Hutton  
Brentwood

GROUND FLOOR  
19.100. 0.000 (19.100m<sup>2</sup>) approx.

1ST FLOOR  
446.460. 0.000 (446.460m<sup>2</sup>) approx.



TOTAL FLOOR AREA: 477 sq.B. (44.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Obstructions shown only.  
Made with Metreps (2020)



## 45 Abenberg Way, Hutton, Brentwood, CM13 2UQ

Situated on the ever-popular Thriftwood Development, conveniently positioned for excellent transport links via both Shenfield and Brentwood mainline railway stations, is this one-bedroom first-floor maisonette.

The property benefits from its own private entrance, leading to a hallway with stairs rising to the first-floor accommodation. A central landing provides access to a spacious living room with front-facing views. The bright kitchen is fitted with a range of eye and base level units, while the bathroom features a modern white suite with a shower fitted over the bath. The double bedroom is well proportioned and benefits from built-in wardrobes.

Further advantages include a quiet cul-de-sac position, one allocated parking space, and a very long lease with no service charge or ground rent, making this an ideal purchase for first-time buyers, commuters, or investors alike.

Guide Price £225,000

### SERVICES:

Local Authority: Brentwood  
Council tax band: B  
Post code: CM13 2UQ

### 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)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>		(82 plus) <b>A</b>	
(61-81) <b>B</b>		(61-81) <b>B</b>	
(39-60) <b>C</b>		(39-60) <b>C</b>	
(15-38) <b>D</b>		(15-38) <b>D</b>	
(9-14) <b>E</b>		(9-14) <b>E</b>	
(4-8) <b>F</b>		(4-8) <b>F</b>	
(1-3) <b>G</b>		(1-3) <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	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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

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