

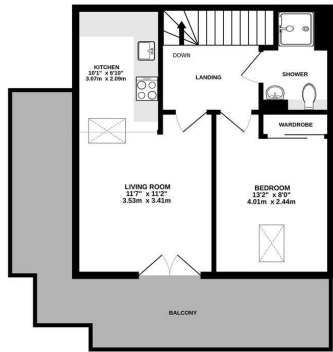


**Keith  
Ashton**

Ingrave House,  
Brentwood

TOP FLOOR  
129 sq. ft. (12.0 sq. m.) approx.

THIRD FLOOR  
442 sq. ft. (41.0 sq. m.) approx.



TOTAL FLOOR AREA: 571 sq. ft. (53.0 sq. m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with floorplan123.com

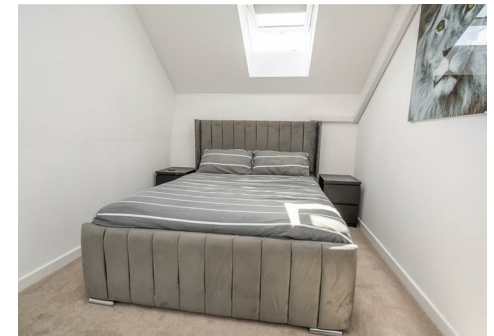


## 80 Ingrave House, Brentwood, CM15 8TG

We are delighted to present this Duplex Penthouse within the sought-after Ingrave House development, perfectly positioned in the heart of Brentwood Town Centre.

Beautifully maintained, the accommodation begins with a welcoming entrance hall, offering access to a large and practical utility/storage room – a feature rarely afforded within a one-bedroom apartment – alongside stairs rising to the main living space. The bright and inviting living room flows effortlessly into a modern, well-equipped kitchen, complete with built-in Bosch appliances, sleek eye and base-level units, and granite worktops. Two installed air-conditioning units and underfloor heating ensure year-round comfort. French doors from the living area open onto a spacious wrap-around terrace, the perfect retreat to relax and enjoy breathtaking views across the complete London skyline, with spectacular sunsets in tow. The property offers a generously sized double bedroom with fitted wardrobes, complemented by a stylish contemporary shower room.

Residents benefit from a secure communal entrance with entry phone system, leading to an elegant reception area with both lift and stair access to all floors. Further advantages include an allocated parking space within a secure undercroft car park, in addition to access to a striking communal roof terrace offering panoramic views. With approximately 245 years remaining on the lease and annual charges of around £1,400, this home combines style, comfort, and convenience – all just a short walk from Brentwood Station and the bustling High Street.



Offers In Excess Of £300,000

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) A	88	(82 plus) A	
(81-81) B		(81-81) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
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	
England & Wales		England & Wales	

### SERVICES:

Local Authority: Brentwood  
Council tax band: C  
Post code: CM15 8TG

### 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)

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Tel. 01277 260858

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