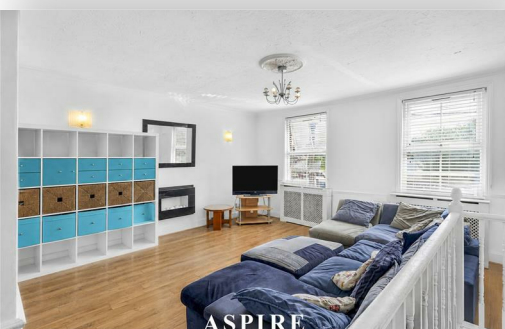
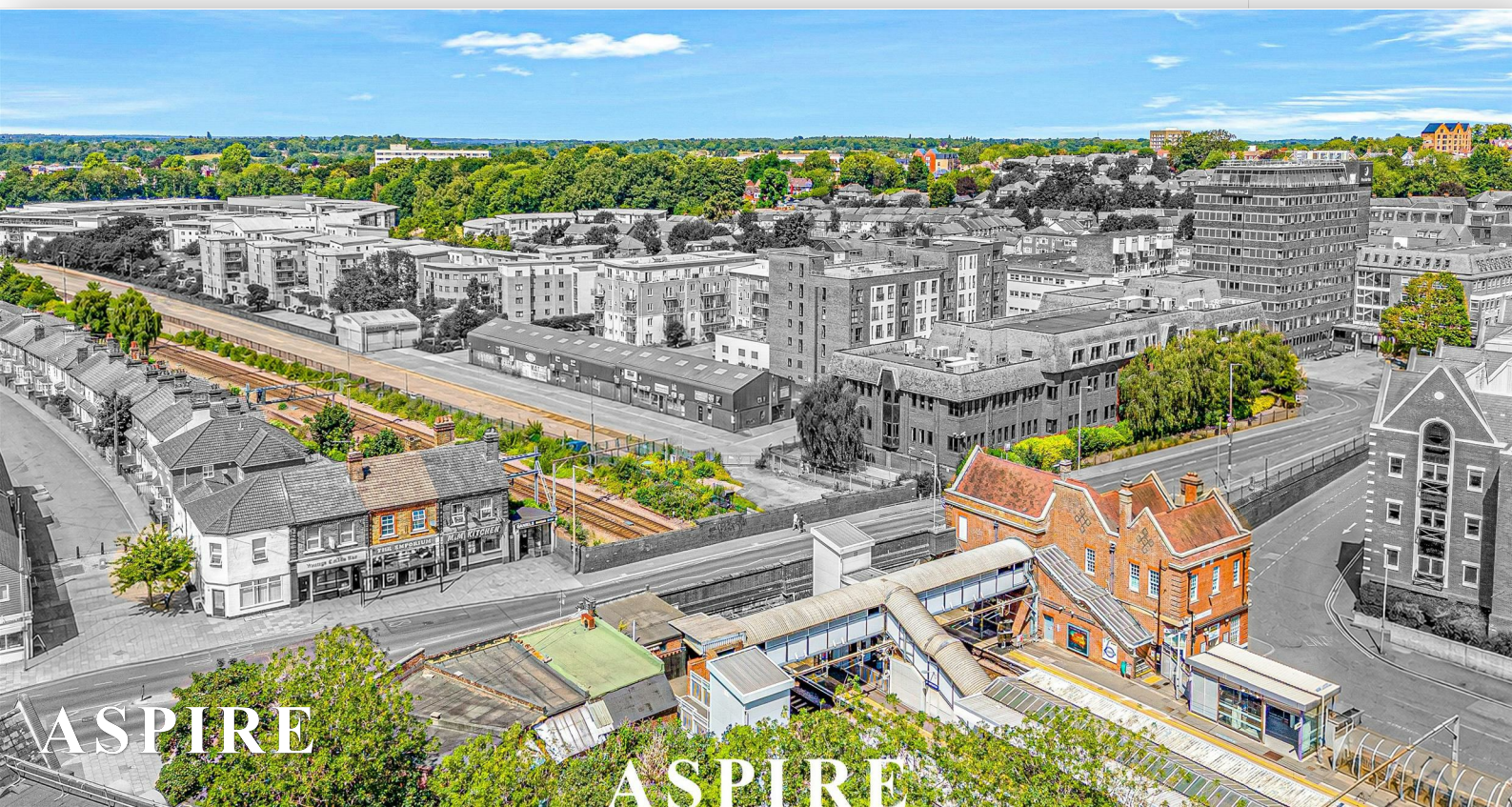


*To arrange a viewing contact us
today on 01268 777400*



Warley Hill, Brentwood Guide price £230,000

Aspire Estate Agents are delighted to present this superb two-bedroom apartment, ideally positioned just a one-minute walk from Brentwood Station and within easy reach of Brentwood High Street.

Offered to the market chain free, this beautifully presented home provides an excellent opportunity for first-time buyers, commuters, downsizers, and investors alike. The property benefits from bright and spacious accommodation throughout, two generous double bedrooms, a modern kitchen and bathroom, and the added advantage of private parking to the rear.

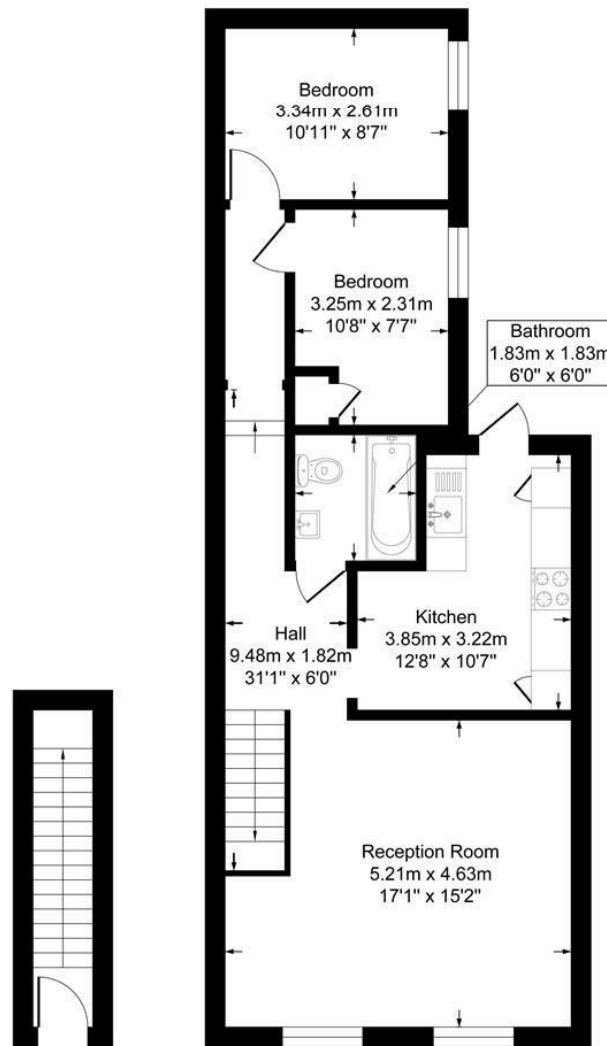
Situated in one of Brentwood's most sought-after locations, you'll enjoy the convenience of being moments from Brentwood's vibrant High Street, offering an excellent selection of shops, restaurants, cafés, bars and leisure facilities. Brentwood Station provides fast Elizabeth Line and Greater Anglia services into London, making this an ideal home for commuters.

With highly regarded schools nearby and excellent transport links, this fantastic property combines convenience, comfort and lifestyle in one exceptional package.

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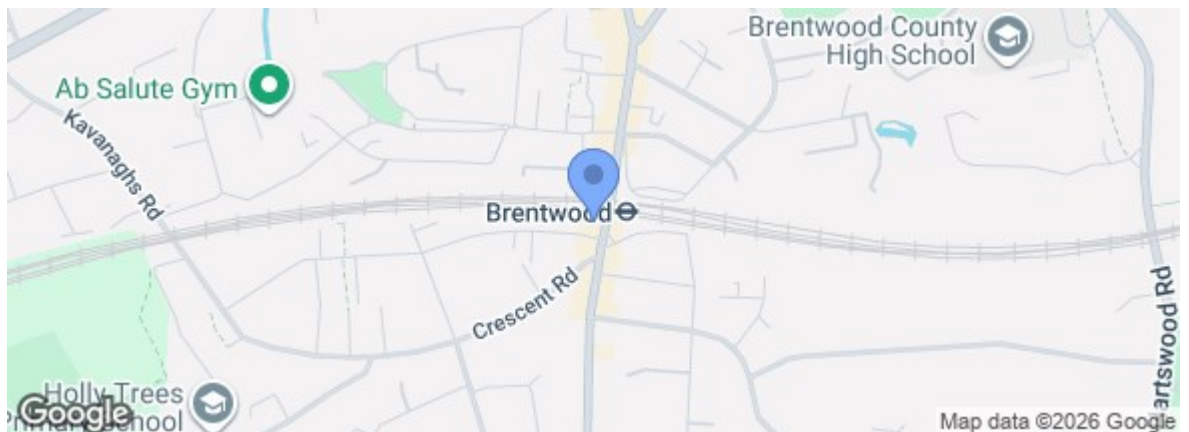
Warley Hill

Approximate Gross Internal Floor Area = 66.6 sq m / 718 sq ft



Ground Floor First Floor

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.