

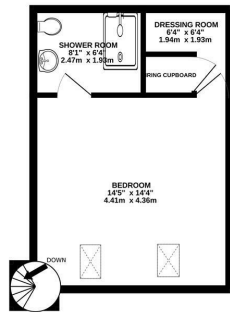
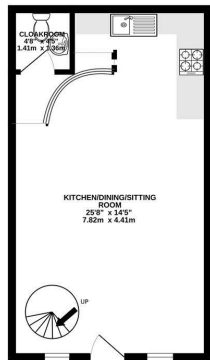


**Keith  
Ashton**

Pastoral Way, Warley  
Brentwood

GROUND FLOOR  
371 sq ft, (34.5 sq m.) approx.

1ST FLOOR  
305 sq ft, (28.4 sq m.) approx.



TOTAL FLOOR AREA: 676 sq ft, (62.8 sq m) approx.  
Measurements are approximate. See text. Dimensions given only.  
Based on National Grid.



### 3 St. Raphael's Place Pastoral Way, Warley, Brentwood, CM14 5GA

We are delighted to present this charming one-bedroom duplex apartment, ideally situated just 0.6 miles from Brentwood Station, providing excellent transport connections to London and beyond.

Combining character features with contemporary styling, this unique home offers an attractive living environment, perfectly suited to professionals or couples seeking something a little different. The welcoming open-plan living space flows seamlessly into a well-equipped kitchen, designed for both comfort and practicality.

The mezzanine-style bedroom enjoys an abundance of character and benefits from a modern ensuite bathroom, creating a private and relaxing retreat. Further enhancing the property's appeal are a convenient ground-floor cloakroom and allocated off-street parking.

Located within easy reach of Brentwood High Street, with its excellent selection of shops, cafés, bars, and restaurants, this distinctive apartment effortlessly blends period charm with modern-day convenience, offering an exceptional lifestyle in a highly desirable location.

£325,000

| Energy Efficiency Rating   |           | Environmental Impact (CO <sub>2</sub> ) Rating   |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(82 plus) <b>A</b></p> <p>(81-81) <b>B</b></p> <p>(80-80) <b>C</b></p> <p>(75-80) <b>D</b></p> <p>(70-74) <b>E</b></p> <p>(65-69) <b>F</b></p> <p>(1-64) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(81-81) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| <p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>  |           | <p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>  |           |

#### SERVICES:

Local Authority: Brentwood  
Council tax band: D  
Post code: CM14 5GA

#### 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)

