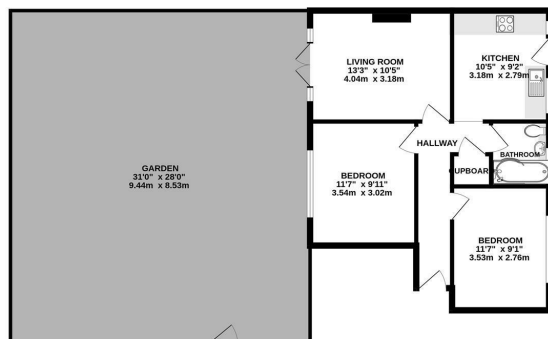




Keith Ashton

Rowan Green East,  
Brentwood

GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 556 sq ft (51.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Boundary positions only.  
Made with HESPRO 12/2015



## 25 Rowan Green East, Brentwood, CM13 2ED

**\*\*Guide Price £295,000 - £305,000\*\*** We are delighted to bring to market this well-presented ground floor apartment, conveniently located within easy reach of Brentwood High Street and mainline station, offering a selection of shops, bars and restaurants, together with excellent transport links into London and beyond.

This spacious home provides well-planned living accommodation comprising two bedrooms, a modern family bathroom, a well-appointed kitchen and a bright, welcoming lounge with double doors leading directly onto its own private garden. Which also benefits from a large shed providing excellent additional storage.

An excellent opportunity for first-time buyers, investors and commuters alike, this attractive apartment combines comfortable modern living with a highly convenient location and the added benefit of private outdoor space.



Guide Price £295,000 - £305,000

| Energy Efficiency Rating                                                                                                                                                             |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                           |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                              | Potential | Current                                                                                                                                                                                                  | Potential |
| Very energy efficient - lower running costs<br>(81-91) <b>A</b><br>(61-81) <b>B</b><br>(41-61) <b>C</b><br>(21-41) <b>D</b><br>(1-21) <b>E</b><br>(1-21) <b>F</b><br>(1-21) <b>G</b> |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(81-91) <b>A</b><br>(61-81) <b>B</b><br>(41-61) <b>C</b><br>(21-41) <b>D</b><br>(1-21) <b>E</b><br>(1-21) <b>F</b><br>(1-21) <b>G</b> |           |
|                                                                                                                                                                                      |           |                                                                                                                                                                                                          |           |
|                                                                                                                                                                                      |           |                                                                                                                                                                                                          |           |
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|                                                                                                                                                                                      |           |                                                                                                                                                                                                          |           |
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|                                                                                                                                                                                      |           |                                                                                                                                                                                                          |           |
| England & Wales<br>EU Directive 2002/91/EC                                                                                                                                           |           | England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                               |           |

### SERVICES:

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

### 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)

