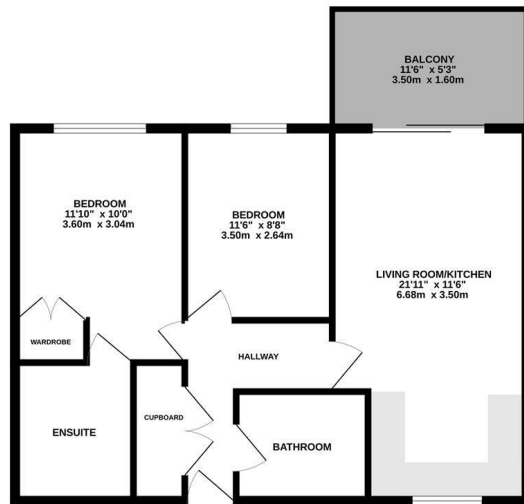




TOP FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Based on information received.



40 Brooking House Rollason Way, Brentwood, CM14 4ET

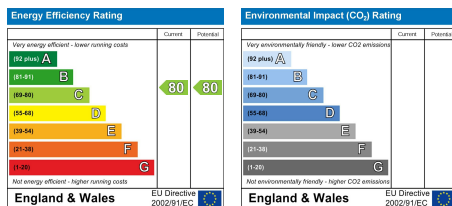
We are delighted to bring to market this beautifully designed top-floor apartment, ideally located just minutes from Brentwood's Mainline Station, offering excellent transport links into London and beyond.

The accommodation begins with a welcoming entrance hall featuring built-in storage. At the heart of the home is a bright and spacious open-plan kitchen and living area, offering ample room for both relaxing and dining. Large double doors with accompanying side windows allow natural light to pour into the space and open onto a private balcony, creating a seamless extension of the living area—ideal for unwinding or entertaining guests. The apartment offers two well-proportioned bedrooms, with the principal bedroom benefiting from a built-in wardrobe and a modern en-suite shower room. A contemporary family bathroom completes the accommodation. Externally, the property further benefits from convenient undercover parking.

Combining an efficient layout, generous natural light and the added benefit of a private balcony, this modern top-floor home presents an excellent opportunity for first-time buyers, commuters or investors seeking a stylish and low-maintenance property in a highly convenient location.



Offers In Excess Of £290,000



SERVICES:

Local Authority: Brentwood
Council tax band: D
Post code: CM14 4ET

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



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

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