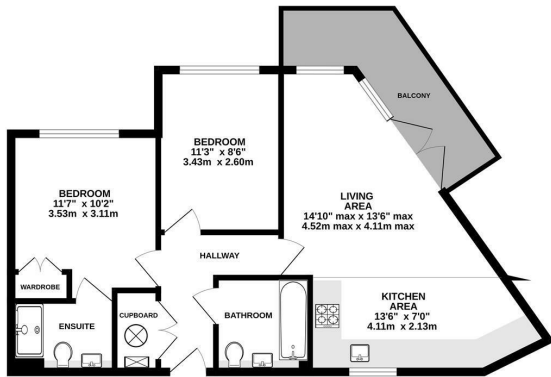




Keith  
Ashton

Rollason Way,  
Brentwood

THIRD FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Restrictive purposes only.  
Based on Ordnance Survey.



### 38 Brooking House Rollason Way, Brentwood, CM14 4ET

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

The property opens into a welcoming hallway that leads to a bright, open-plan kitchen and living area, providing ample space for both relaxation and dining. Large windows flood the room with natural light, while a private balcony extends the living space outdoors—perfect for unwinding or entertaining guests.

The apartment offers two well-proportioned bedrooms, with the main bedroom benefiting from a built-in wardrobe and a modern ensuite shower room. A centrally positioned bathroom with a full bathtub serves the rest of the home, and a useful storage cupboard adds further practicality.

With its efficient layout, abundant natural light, and sought-after balcony, this modern home is ideal for first-time buyers, downsizers, or investors seeking a stylish and low-maintenance property.



Guide Price £280,000 - £300,000

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b>	
(81-81) <b>B</b>		(81-81) <b>B</b>	
(69-80) <b>C</b>	79	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

#### 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](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)

