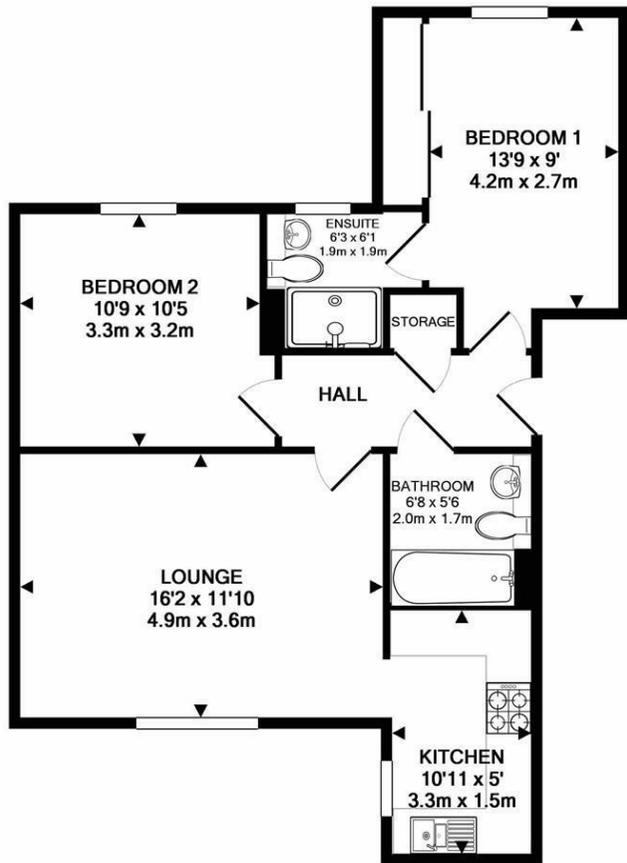




Keith  
Ashton

The Galleries, Warley  
Brentwood



TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.4 SQ.M.)  
 THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinsex.co.uk  
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6 Campbell Court The Galleries, Warley, Brentwood, CM14 5GN

A beautifully presented, modern ground floor apartment situated within the sought after Galleries development. Surrounded by impeccably kept gardens, the property enjoys light and spacious accommodation. An entrance hall gives access to the lounge and well planned fitted kitchen, two bedrooms with ensuite shower room and fitted wardrobes to the master and a further guest bathroom.

Campbell Court is positioned to the rear of the development and accessed via electronic security gates that lead to a parking area where the apartment has an allocated space. The Galleries also benefits from a concierge service and is in within walking distance of Brentwood Station. The property is offered with no onward chain.

£385,000



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(81-91) A	81	82	(81-91) A	85	85
(61-80) B			(61-80) B		
(41-60) C			(41-60) C		
(21-40) D			(21-40) D		
(1-20) E			(1-20) E		
(1-20) F			(1-20) F		
(1-20) G			(1-20) G		

England & Wales EU Directive 2002/91/EC

**SERVICES:**

Local Authority: Brentwood  
 Council tax band: E  
 Post code: CM14 5GN

**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

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 Tel. 01277 375757

Lettings Office  
 Tel: 01277 202200

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