

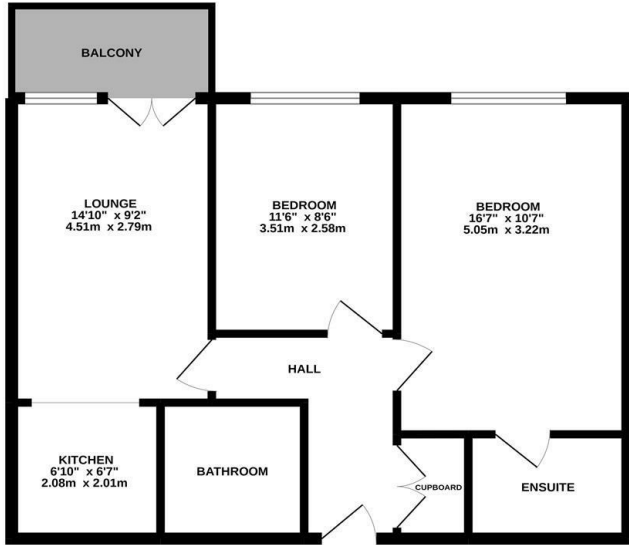


**Keith  
Ashton**

Rollason Way,  
Brentwood



GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq ft. (56.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## || Brooking House Rollason Way, Brentwood, CM14 4ET

\*\* Guide Price £290,000 to £310,000 \*\* Situated within a short walk of both Brentwood Station and the High Street, with its wide array of shops and restaurants, is this beautiful first-floor apartment on the popular, Base Development. This purpose-built block of apartments has security entry phone access with a lift and stairs to all floors plus there is a secure parking space.

This particular apartment has two double bedrooms, the master benefiting from an en-suite shower room, plus a further modern bathroom. There is a light and airy living room opening to a stylish kitchen with an attractive range of built-in units and integrated appliances. A good-sized SOUTH FACING balcony is another feature, which is perfect for alfresco dining. Brooking House has well-maintained communal gardens, including a large open green space and with its convenient location, would be perfect for a commuter or investor.

Guide Price £290,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82	A	A

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions

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

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