

TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)
THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinssex.co.uk
Made with Metropix 52018

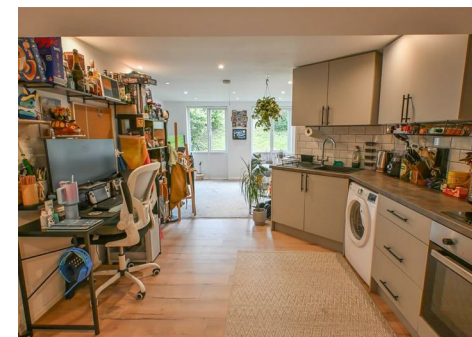


Flat 1B, Forres House Cameron Close, Warley, Brentwood, CM14 5BS

****Guide Price £200,000 - £210,000**** We are delighted to present for sale this beautifully maintained and generously proportioned one-bedroom basement apartment, ideally located in the sought-after Cameron Close, Warley. Just moments from Brentwood Railway Station and within walking distance of the vibrant High Street, this property offers both convenience and comfort.

The apartment features a spacious 20' double bedroom, a modern fully fitted bathroom, and a stylish open-plan kitchen/lounge area - perfect for contemporary living. Additional benefits include double glazing, a secure entry system, and an allocated parking space. It is worth pointing out that there is a separate storage room just seconds from the front door.

An early internal viewing is highly recommended to fully appreciate the quality and space this superb apartment has to offer.



Guide Price £200,000 - £215,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(23-34) E			
(11-22) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

SERVICES:

Local Authority: Brentwood
Council tax band: C
Post code: CM14 5BS

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

Brentwood
Tel. 01277 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel. 01277 202200

Explore more @ www.keithashton.co.uk

