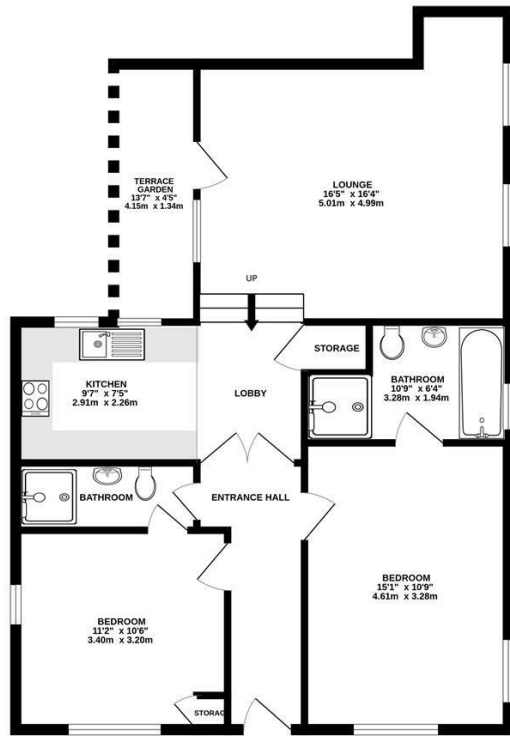




**Keith
Ashton**

Sawyers Grove,
Brentwood

GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix C2025.

Guide Price £350,000



|| Sawyers Grove, Brentwood, CM15 9BD

** GUIDE PRICE £350,000 - £375,000 ** We are delighted to bring to market this beautifully presented ground floor apartment, ideally situated just 0.5 miles from Brentwood High Street and within easy reach of Brentwood Station, providing excellent transport links into London and beyond.

Offered with no onward chain, this spacious and modern home features a bright and welcoming lounge with direct access to a private terrace. The well-appointed kitchen is both stylish and functional, offering ample storage and worktop space.

Accommodation comprises two double bedrooms, with the principal bedroom benefiting from a modern ensuite bathroom. A second sleek shower room, designed in a Jack and Jill style, serves both the second bedroom and the rest of the property.

Combining a prime location with private outdoor space and gated, undercover allocated parking, this stylish apartment offers a fantastic opportunity to own a contemporary home within a highly sought-after development.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(81-91) A			(81-91) A		
(69-80) B			(69-80) B		
(55-68) C			(55-68) C		
(39-54) D			(39-54) D		
(21-38) E			(21-38) E		
(13-20) F			(13-20) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	73	75	EU Directive 2002/91/EC		

SERVICES:

Local Authority: Brentwood
Council tax band: D
Post code: CM15 9BD

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

