





Flat 29 Beech Spinney Lorne Road, Warley, Brentwood, CM14 5HH

Beech Spinney is a lovely development of retirement apartments, designed for the over 60's, located just off Warley Hill. It's a short distance to Brentwood High Street, with all its amenities and the Mainline Railway Station. Beechwood Doctors Surgery is also a short walk away, making it a very convenient location.

Situated on the top floor; this well presented two bedroom apartment is one of the larger designs and has a good size reception hall, with doors leading to all main rooms. A particular feature is its lounge, where the original balcony has been enclosed, which will make a perfect study area. The shower room is well fitted with a large walk-in shower and the kitchen is bright and airy with plenty of fitted units and a dishwasher which will remain.

Beech Spinney is warden assisted, for peace of mind, and for those wishing to get involved socially, offers unrestricted access to the resident's lounge and kitchen area. For those with overnight guests, there is the use of a private suite when available. Surrounded by well-maintained gardens and communal grounds, Beech Spinney also offers residents and visitors parking. Available with no onward chain.

£175,000

TOTAL APPROX. FLOOR AREA 57.5 SQ.M. (619 SQ.FT.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinnessex.co.uk](http://www.epcsinnessex.co.uk)  
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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			(81-91) A		
(69-80) B			(69-80) B		
(55-68) C			(55-68) C		
(39-54) D			(39-54) D		
(29-38) E			(29-38) E		
(15-28) F			(15-28) F		
(1-14) G			(1-14) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC	75	78	EU Directive 2002/91/EC	62	66
England & Wales			England & Wales		

**SERVICES:**

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

**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)



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