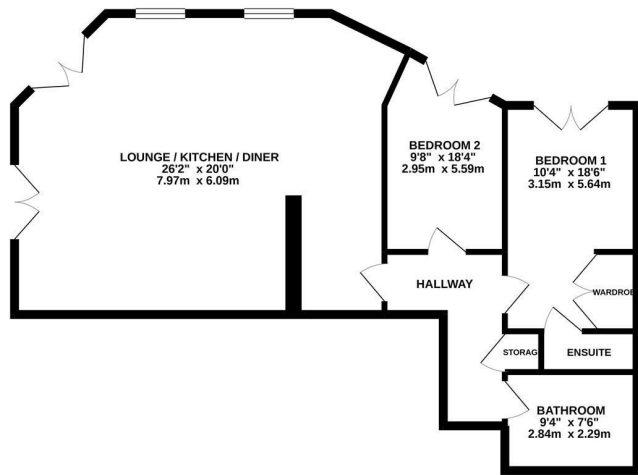




Keith  
Ashton

Eastfield Road,  
Brentwood

**GROUND FLOOR**  
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.  
Marked with Measure (2020)



**12 The Spires Eastfield Road, Brentwood, CM14 4GX**

An immaculately presented two bedroom first-floor apartment situated just a short distance from Brentwood's busy high street and mainline railway station. The apartment has been recently redecorated throughout to an extremely high standard and offers plenty of spacious, bright, open-plan living accommodation.

The property is accessed via a secure communal entrance. The internal layout comprises a large, dual aspect open-plan kitchen/living/dining space with a pair of Juliette balconies. The kitchen area is fitted with a modern suite with ample storage and worktop space along with various integrated appliances.

The two bedrooms are both comfortable doubles each with a Juliette balcony. The master bedroom enjoys the added benefit of built-in wardrobes and an en-suite shower room. The family bathroom completes the internal layout.

Externally, the property enjoys well maintained communal spaces. The property is set behind electric security gates and it comes with two allocated parking spaces.

**Guide Price £400,000**

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) <b>A</b>			(82-90) <b>A</b>		
(61-80) <b>B</b>			(61-81) <b>B</b>		
(41-60) <b>C</b>			(41-60) <b>C</b>		
(21-40) <b>D</b>			(21-40) <b>D</b>		
(11-20) <b>E</b>			(11-20) <b>E</b>		
(1-10) <b>F</b>			(1-10) <b>F</b>		
(1-10) <b>G</b>			(1-10) <b>G</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

**SERVICES:**

Local Authority: Brentwood  
Council tax band: E  
Post code: CM14 4GX

**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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