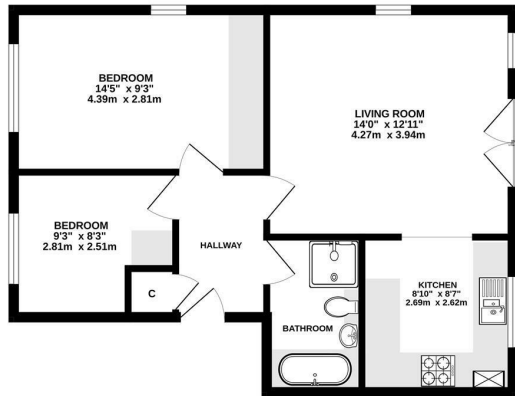




Keith
Ashton

Sawyers Hall Lane, Brentwood

FIRST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 556 sq.ft. (51.7 sq.m.) approx.
Measurements are approximate. See floor plan. Specialist professional survey with laser scan (LIDAR).

Guide Price £290,000



10 Argyll Court Sawyers Hall Lane, Brentwood, CM15 9BQ

We are delighted to present this beautifully appointed first-floor apartment, ideally positioned just moments from Brentwood High Street, offering an excellent selection of shops, bars and restaurants.

Accessed via a secure communal entrance, the property opens into a welcoming entrance hall leading to a spacious lounge. Double doors open onto a Juliette balcony, allowing natural light to flood the room and create a bright, airy living space. The adjoining kitchen is thoughtfully designed with a range of contemporary wall and base units, combining style with practicality. The apartment offers two well-proportioned bedrooms and is complemented by a modern four-piece bathroom suite.

Further benefits include allocated parking, two parking permits, a private garage en-bloc, well-maintained communal gardens, and a prime location within easy reach of Brentwood Station, providing excellent transport links into London and beyond.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A		(82 plus) A	
(61-81) B		(61-81) B	
(39-60) C	77	(39-60) C	
(15-58) D	79	(15-58) D	
(9-14) E		(9-14) E	
(1-8) F		(1-8) F	
(1-2) G		(1-2) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SERVICES:

Local Authority:
Council tax band: D
Post code: CM15 9BQ

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

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