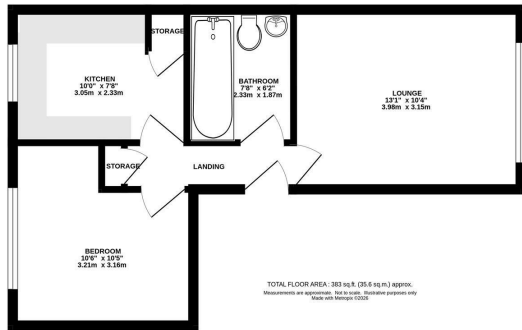




Keith
Ashton

Ongar Road,
Brentwood

FIRST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



31 Melford Place Ongar Road, Brentwood, CM15 9ED

Offered chain free, this well-proportioned first-floor apartment provides thoughtfully arranged accommodation, making it an ideal purchase for first-time buyers, investors, or professionals. The property is held on a 900-years long lease, offering long-term security with affordable service charges, and further benefits from allocated parking for 2 cars. The property also benefits from a strong rental potential of approximately £1,100 per calendar month and conveniently located close to Brentwood High Street, local schools, and excellent transport links.

The apartment is accessed via a central landing, creating a practical and efficient flow to all rooms. The bright and spacious lounge is well proportioned, comfortably accommodating both living and dining furniture. Adjacent is a separate fitted kitchen, neatly arranged with a range of units and complemented by useful built-in storage cupboards, enhancing everyday practicality. The double bedroom is generously sized, and the bathroom is fitted with a white three-piece suite. Additional storage cupboards off the landing further improve functionality and convenience.

With its efficient layout, clearly defined living spaces, and low-maintenance appeal, this apartment represents a well-balanced and comfortable home in a highly convenient location.

SERVICES:

Local Authority: Brentwood
Council tax band: B
Post code: CM15 9ED

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

£240,000 - £260,000

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
(82 plus) A			(82 plus) A		
(69-81) B			(69-81) B		
(55-68) C			(55-68) C		
(39-54) D			(39-54) D		
(21-38) E			(21-38) E		
(9-20) F			(9-20) F		
(1-8) G			(1-8) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



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