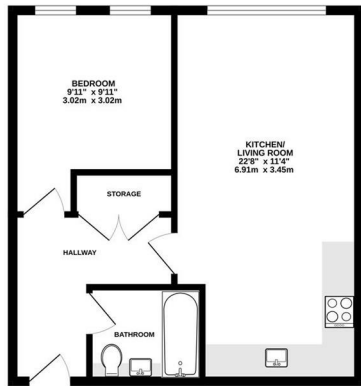




**Keith
Ashton**

Station Road, West Horndon
Brentwood

FIRST FLOOR
480 sq. ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 480 sq. ft. (44.6 sq.m.) approx.
Measurements are approximate. Not to scale. Builders' positions only.
www.keithashton.co.uk



8 St James Court Station Road, West Horndon, Brentwood, CM13 3LZ



Situated in the charming commuter village of West Horndon is this immaculately presented, one-bedroom, first-floor apartment. Located within a short walking distance of West Horndon railway station, the property benefits from allocated parking and views over stunning nearby fields.

Inside the property is a spacious hallway, off of which is the open-plan kitchen/living/dining space with plenty of eye and base level units with contrasting work surfaces and integrated appliances.

The master bedroom is a well-proportioned double room drawing light from a window to the rear. The layout is completed by the contemporary bathroom which comprises a modern bath, sink & WC. There is a large airing cupboard located off the entrance hallway perfect for additional storage.

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		
(65-81) B			(65-81) B		
(49-64) C			(49-64) C		
(35-48) D			(35-48) D		
(29-34) E			(29-34) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) 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: Brentwood
Council tax band: C
Post code: CM13 3LZ

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

Offers In Excess Of £280,000

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