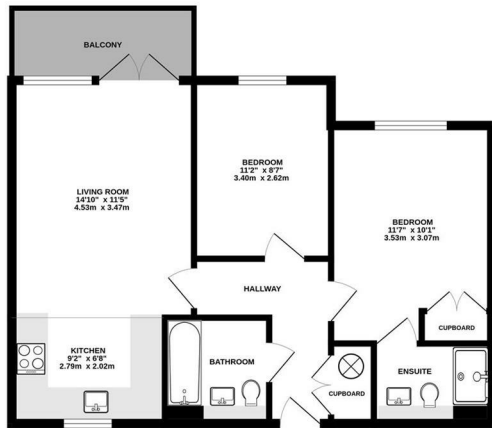




**Keith  
Ashton**

Rollason Way,  
Brentwood



### 9 Brooking House Rollason Way, Brentwood, CM14 4ET

**\*\* GUIDE PRICE £300,000 - £315,000 \*\*** An immaculately presented two, double-bedroom, first-floor apartment in the popular Base development. Internally, the property offers spacious living accommodation and has a bright and airy feel throughout. The accommodation comprises: a spacious I-shaped entrance hall with a handy storage cupboard. Two double bedrooms, with bedroom one having the benefit of fitted wardrobes and a modern en-suite shower room with double shower tray, in addition to a modern bathroom. The main living/dining area provides generous living space and has access to a private, south-facing balcony. The living/dining area is open plan to the kitchen which is fitted in a modern range of wood effect wall and base units with Integrated appliances.

Externally, there is allocated underground parking for one vehicle, in addition to a bike store, and residents have access to a beautifully maintained communal courtyard.

This lovely apartment is ideally situated, and is within a short walk of Brentwood Mainline Railway Station with the newly launched Elizabeth Line, with Brentwood's busy High Street also being nearby.

NOTE: The vendor is currently applying to reduce the ground rent to a peppercorn rate

### GUIDE PRICE £300,000 - £315,000

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82	84	86

Energy Efficiency Rating: 82 (Current), 82 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: 84 (Current), 86 (Potential).

**SERVICES:**  
 Local Authority: Brentwood  
 Council tax band: D  
 Post code: CM14 4ET

**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)

