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Rollason Way, Brentwood

WN
PROPERTIES

Rollason Way

£295,000

An attractive modern two double bedroom ground floor apartment situated within 0.3 miles of Brentwood mainline station, offering commuters direct links into central London with the addition of the Elizabeth Line. The property is situated in a unique position over looking the green and also benefits from its own private access. Features include open plan kitchen/living area with integrated appliances, private front garden area, master bedroom with en-suite shower room and separate family bathroom. The property includes one secure allocated parking space. No onward chain. EPC C.



Entrance

Secure gate with pathway leading to private entrance door and small private garden area. Front entrance door to;

Entrance Hallway

Wood effect laminate flooring, wood veneer door to built in storage cupboard housing fuse box. Further wood veneer effect door to airing cupboard housing hot water tank. Wood veneer effect door to;

Living Room leading to open plan

Kitchen *16' 8" max x 11' 2" max (5.08m x 3.41m)*

Double glazed window and further double glazed double doors overlooking and leading on to front garden area. open plan to;

Kitchen Area *7' 5" x 9' 3" to rear of units (2.27m x 2.82m)*

Fitted range of wood effect wall mounted and base level units, rolled edge work surface incorporating single

bowl stainless steel sink unit and mixer tap. Fitted ceramic hob with stainless steel splash back and electric extractor hood above with fitted single electric oven beneath. Integrated washing machine and fridge freezer.

Bedroom 1 *13' 5" x 9' 4" max (4.09m x 2.85m)*

Double glazed window to rear. TV pt. Door to;

En-suite shower room

Tiled throughout, matching white suite comprising back to wall W/C, wall mounted wash hand basin, enclosed shower cubicle. Fitted mirror. Spot lighting.

Bedroom 2 *10' 1" x 8' 10" (3.08m x 2.70m)*

Double glazed window to front. Door to large built-in wardrobe.

Family Bathroom

Tiled walls. Matching white suite comprising back to wall W/C, wall mounted wash hand basin, panelled bath with hand shower attachment. Fitted wall mirror, shaver point.

Exterior

Secure remotely operated gates lead to car park, with allocated parking for one car.

Agent Note

Tenure - 999 years from January 2006 Service Charge - TBC

Ground Rent - 1st September 2024 - 28th February 2025 half yearly rent in advance £212.50





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

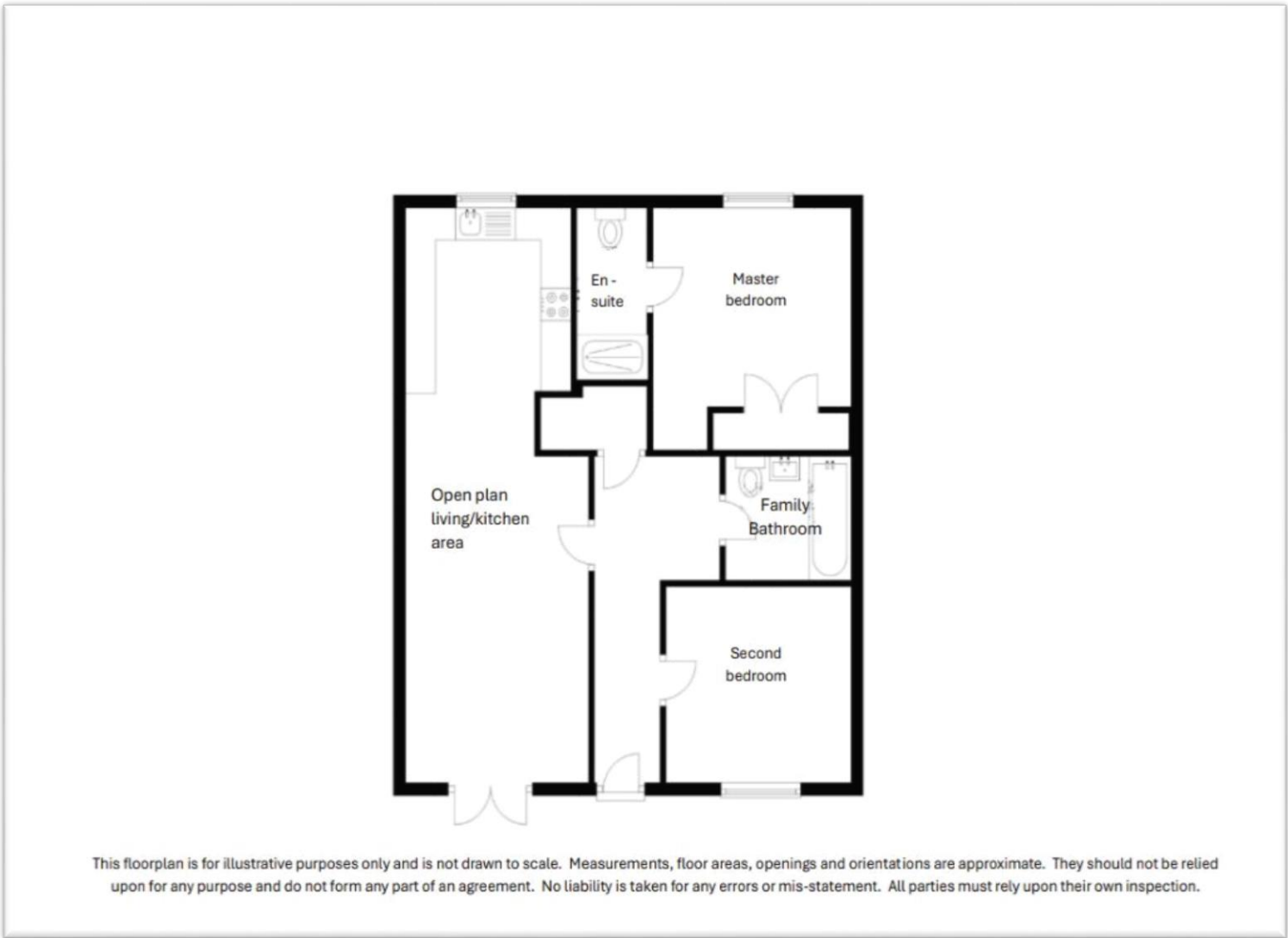
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