



wnproperties.co.uk

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 - 1st March 2025 - 31st August 2025 - half yearly in advance - £307.67
Ground Rent - 1st March 2025 - 31st August 2025 half yearly rent in advance - £212.50





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	

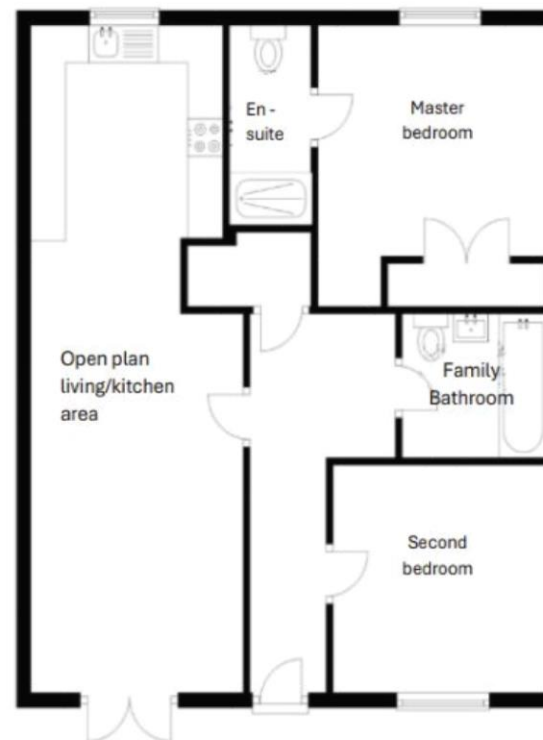
WWW.EPC4U.COM

Council Tax Band D

148 Hutton Road
Shenfield
Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any errors or mis-statement. All parties must rely upon their own inspection.

Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.