





Rollason Way, Brentwood

Conveniently situated within 0.4 miles from Brentwood station and 0.6 miles from Brentwood High Stree WN Properties are pleased to offer for long term rent this two double bedroom ground floor apartment with own private entrance door and patio. Accommodation includes open plan lounge with kitchen and en-suite to master bedroom. There is secure allocated parking for one car. Double glazed and immediately available on an unfurnished basis. Internal viewing highly recommended. EPC C.

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£1,500 pcm

Council Tax Band D



Entrance

Secure gate with pathway leading to private entrance door and patio area.

Entrance Hall

Wood effect flooring, radiator, wood veneer effect cupboard door housing boiler system with internal shelf and storage. Wood veneer effect doors leading to;

Open plan living room/kitchen 14' 11" x 10' 2" (4.559m x 3.088m)

Fitted carpet, double glazed patio doors leading to private terrace. Radiator

Kitchen Area 12' 11" max x 7' 3" max (3.94m x 2.20m) Range of light wood veneer effect cabinets with integrated fridge freezer, single oven, gas hob & extractor hood. Washing machine. Rolled edge worktop with single sink. Wood effect flooring, double glazed window to rear. Spot lighting.

Bedroom 1 10' 8" x 8' 1" (3.245m x 2.461m)

Fitted carpet. Radiator. Double glazed window to rear. Wood veneer effect fitted cupboard with internal hanging rail & shelf.

En-suite 6' 5" x 3' 10" (1.968m x 1.168m)

White suite comprises; fully tiled double shower cubicle, wall mounted wash hand basin & concealed WC. Shaver point. Tiled effect laminate style flooring, obscure double glazed window to rear. Extractor, spot lighting & radiator

Bathroom 6' 10" x 6' 4" (2.086m x 1.943m)

White suite comprises; panelled bath with shower attachment, wall mounted wash hand basin, concealed WC, shaver point, integrated mirror, extractor, heated towel rail. Wood effect flooring. Spot-lighting

Bedroom 2 10' 1" x 10' 1" (3.075m x 3.062m)
Fitted carpet, double glazed window to front and radiator.

Externally

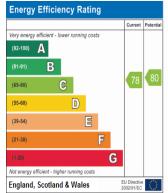
Communal grounds. Gated secure allocated parking for one car.



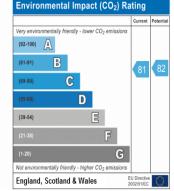








Radcliffe House Rollason Way Brentwood CM14



HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.

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Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the landlord and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the 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 rental and therefore must be verified by you/your representative before terms of contract are agreed. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements, 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