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## Rollason Way, Brentwood

Conveniently situated within 0.4 miles from Brentwood station and 0.6 miles from Brentwood High Street 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.

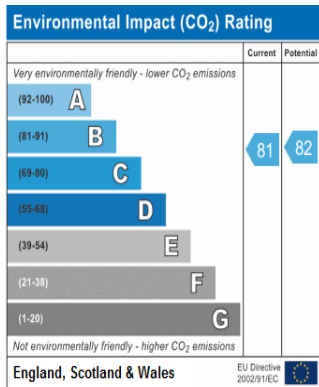
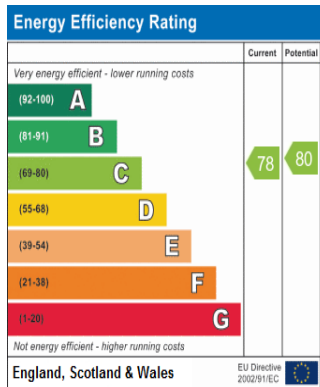
**Bedroom 1 10' 8" x 8' 1" (3.245m x 2.461m)**  
Fitted carpet. Radiator. Double glazed window to rear. Wood veneer effect fitted cupboard with internal hanging rail & shelf.

**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.



## 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.