



Rollason Way, Brentwood, CM14 4AH

**£1,650 PCM (per calendar month)**  
**Holding Deposit equal to 1 weeks rent**  
**Tenancy Deposit equal to 5 weeks rent**  
**Council Tax Band: D**



Available from the late December is this part furnished two bedroom third floor apartment, the accommodation includes an open plan living/kitchen/dining area opening onto a private balcony, two bedrooms the master with ensuite and additional bathroom additionally there is one gated underground parking space.



Entrance Hall

Entrance door, intercom system, cupboard housing hot water system with plumbing for washing machine, radiator, vinyl flooring.

Open Plan Living/Kitchen/Dining Area

22' x 11'6 (6.71m x 3.51m)  
Two double glazed windows to side and front, double glazed door to side opening to balcony, radiator, vinyl flooring. Kitchen area includes wall and base units, boiler, gas hob, oven, extractor, integrated fridge. Landlord is looking to leave sofa bed, TV unit, table and four chairs, two side tables, coffee table, curtains and poles.

Wrap Around Balcony

14'4 x 4'9

Bedroom One

11'4 x 9'11 (3.45m x 3.02m )  
Double glazed window t o front, fitted sliding wardrobes, radiator, carpet.

Landlord is looking to leave a three door wardrobe, 5 door chest of drawers, curtains and poles.

En-Suite

Low level WC, vanity wash hand basin, shower cubicle, heated towel rail, tiled walls, vinyl flooring.

Bedroom Two

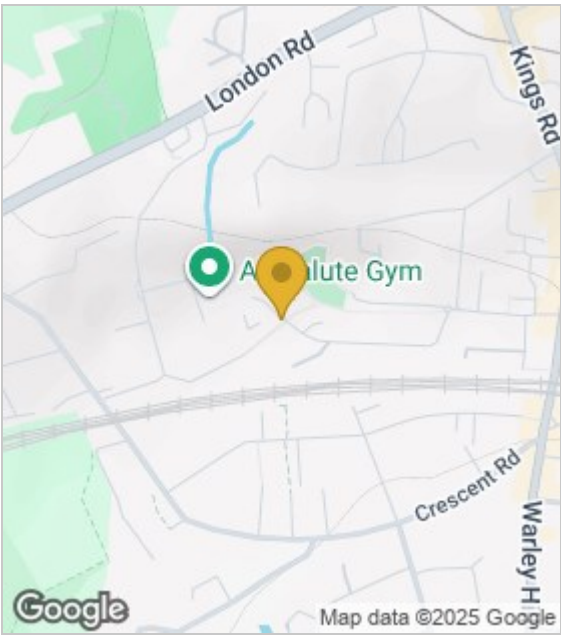
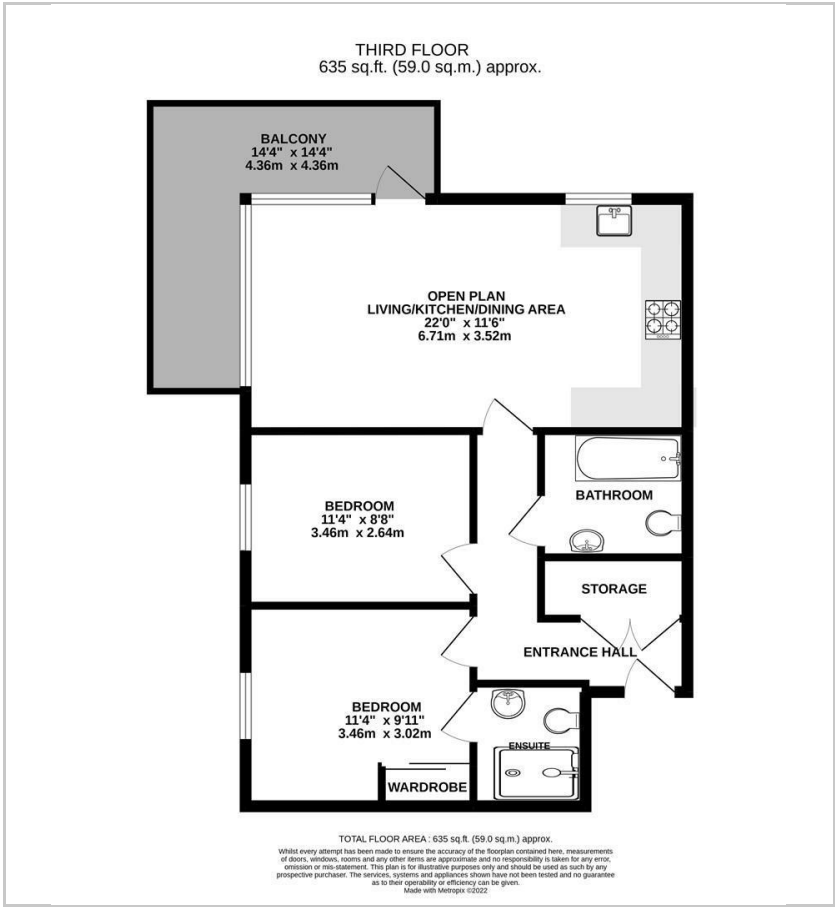
11'4 x 8'8 (3.45m x 2.64m )  
Double glazed window to front, radiator, carpet. Landlord looking to leave one single bed, desk and chair, curtains and poles.

Bathroom

Low level WC, vanity wash hand basin, panelled bath, heated towel rail, tiled walls, vinyl flooring.

Parking

One underground parking space, accessed via electric gates.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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