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Rollason Way, Brentwood



Rollason Way Brentwood

£299,995

An exceptional modern two double bedroom apartment situated within 0.3 miles of Brentwood mainline station, which offers commuters direct links into central London within 40 minutes. Impressive features include large open plan kitchen/living area with integrated appliances, private balcony, master bedroom with en-suite shower room and separate family bathroom. The block benefits from a lift and there is one secure allocated parking space. (EPC C).



Entrance Hall

Via secure communal entrance and either lift or stairs to second floor. Security entry telephone. Storage cupboard.

Open-plan Kitchen/Lounge/Diner *21' 10" x 11' 6" max (6.65m x 3.50m) including kitchen*

Modern kitchen with range of wall and base fitted units and integrated appliances including fridge/freezer, washer drier, electric fan assisted oven.

Gas hob with cooker hood over and space for dishwasher. Ample work surface area with stainless steel sink. Double glazed window and wooden flooring throughout. Spacious lounge/diner with double glazed full length windows and doors providing access onto private balcony.

Bedroom 1 *11' 3" x 10' 0" (3.43m x 3.05m)*
Fitted wardrobes, radiator, double glazed window and door leading to:

En-suite

Modern three piece suite comprising concealed WC, pedestal wash hand basin with mixer tap and shower cubicle. Heated towel warmer, tiled walls and floor.

Bedroom 2 *11' 6" x 8' 6" (3.50m x 2.59m)*
Radiator and double glazed window.

Bathroom

Matching three piece suite comprising concealed WC, pedestal wash hand basin and panelled bath with hand held shower attachment over.

Externally

Covered allocated parking space accessed via secured gates and communal lawned areas.

Agents Note


Lease Length: 985 Years Remaining.
Service Charge: £1237.34 per annum.
The Ground Rent is currently £425 per annum and doubles each 20th year for the first 100 years when it is limited to £1600 for a one bed and £2000 per annum for a two bed. The first date for doubling will be 01.01.2027 when it will increase to £850.00.





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PROPERTIES



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	81	82
(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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Council Tax Band D

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