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Rollason Way, Brentwood

**WN**  
PROPERTIES



# Rollason Way

£239,995

An exceptional, modern, one double bedroom apartment situated within 0.4 miles of Brentwood mainline station, offering commuters excellent links into central London via the Elizabeth Line. Impressive features include open plan kitchen, dining and living area's with wood style flooring and a balcony enjoying attractive views. Integrated appliances to the kitchen area including fridge/freezer and washer/drier. Double bedroom and separate bathroom. Communal parking with two parking permits. EPC B.



### Entrance Hallway

Via secure communal entrance and stairs to second floor.

Security entry telephone. Storage cupboard, window to front, radiator and doors to;

Lounge/Diner *16' 10" x 10' 10"*  
(*5.13m x 3.30m*)

Spacious dual aspect lounge/diner with double glazed

full length window and doors providing access onto private balcony. Radiators and open to;

Kitchen *9' 0" x 6' 2" (2.74m x 1.88m)*

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

Ample work surface area with stainless steel sink. Wall mounted combination boiler housed in cupboard. Double glazed window and wood style flooring.

Bedroom *12' 8" max x 9' 4" max (3.86m x 2.84m)*

Double bedroom with space for wardrobes. Radiator and window to rear.

### Bathroom

Modern three piece suite comprising; panelled bath with wall mounted shower attachment over bath and glass shower screen. Wall mounted basin with mixer tap, WC with concealed cistern, extractor, tiled walls and wood effect flooring.

### Externally

Two parking permits and well maintained communal gardens.

### Agents Note


Vendor has advised the following:  
Tenure - Leasehold, years on lease remaining - 110 years.

Service Charge & Ground Rent -  
Circa £1000 per annum







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band B

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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

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