



Beresfords

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Rollason Way, Brentwood

Offers Over: £265,000

Leasehold

Rollason Way, Brentwood

Situated in a highly sought-after location, this modern ground floor apartment offers easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a convenient and modern living space.

The property boasts a spacious contemporary living area that opens up to a private balcony, ideal for enjoying the outdoors. The apartment also benefits from two bedrooms, a bathroom, resident parking and communal gardens. With a stylish interior and high-quality finishes throughout, this property is perfect for first time buyers or investors. Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing. Council Tax Band: D (Ref: BES240100)

Lease Length: 981 years remaining
(999 years from 01/01/2007)

Ground Rent (per annum): £425.00

(Subject to increase every 20 years, speak to agents for more information)

Service Charge (per annum): £1,400.00

Hall

Lounge/Kitchen 21'3" x 11'1" (6.48m x 3.38m).

Bedroom One 11'4" x 5'5" (3.45m x 1.65m).

En-suite

Bedroom Two 11' x 8'3" (3.35m x 2.51m).

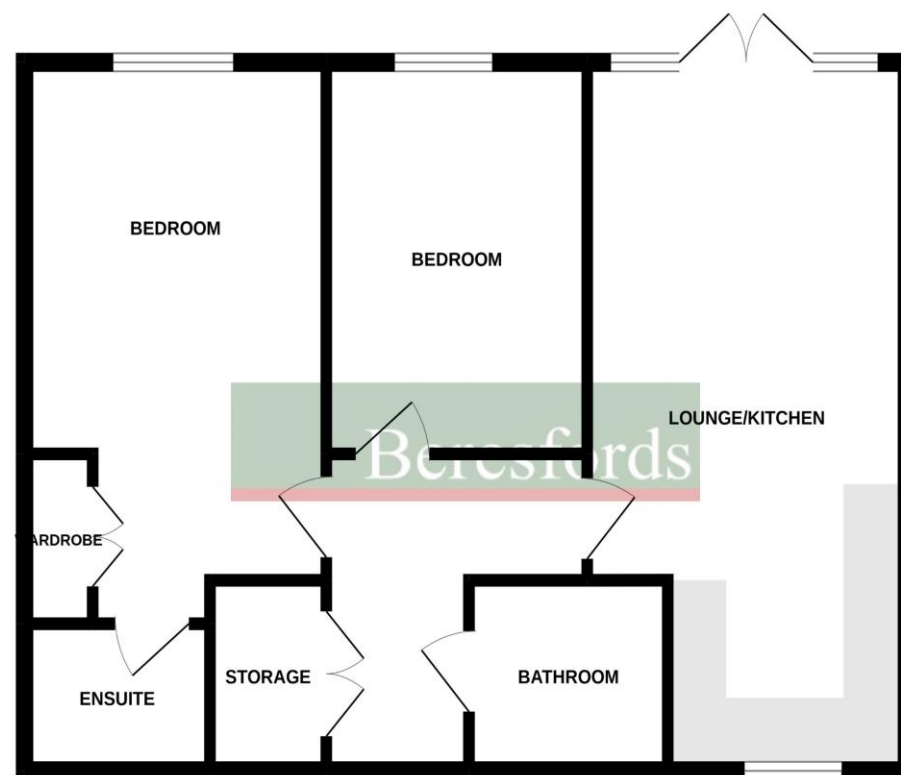
Bathroom

Private balcony

Allocated parking space

- Central Brentwood location
- Close to Brentwood Station
- Private balcony
- Main bedroom with en-suite
- Two double bedrooms
- Ground floor
- Allocated parking space
- No chain

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Beresfords - Brentwood Sales

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Registered Number: 2093360

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