

Fixed Price £250,000 Leasehold

Flat Twenty Botham House, Rollason Way, Brentwood, Essex CM14 4DQ



- Third (Top) Floor
- Open Plan Kitchen/Reception Room
- Double Glazing and Gas Central Heating
- Communal Parking
- Approx. 490 Sqft Gross Internal Area
- Spacious Bedroom
- Balcony
- Short Walk to Brentwood Station

GENERAL DESCRIPTION

This smartly-presented flat is on the third (top) floor and has a twenty-four-foot reception room with open-plan kitchen area featuring attractive units and integrated appliances. Double doors lead out onto the balcony. There is a spacious bedroom and a stylish bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The development has communal parking and is just minutes from Brentwood Station which provides a frequent Elizabeth Line service through central London. Brentwood High Street is also within easy walking distance.

Tenure: Leasehold (125 years from 01/01/2008).

Service Charge: £65.71 per month (subject to annual review).

Council Tax: Band B, Brentwood Borough Council.

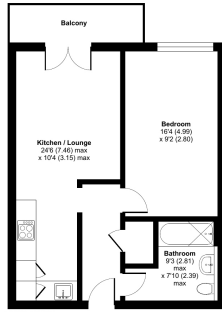
Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



Botham House, Rollason Way, Brentwood, CM14

Approximate Area = 494 sq ft / 45.8 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
② Incorporating International Property Measurement Standards (IPMS Residential). ©redhvacr 2022.
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DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

24' 6" x 10' 4" (7.46m x 3.15m)

Balcony

Kitchen

included in reception measurement

Bedroom

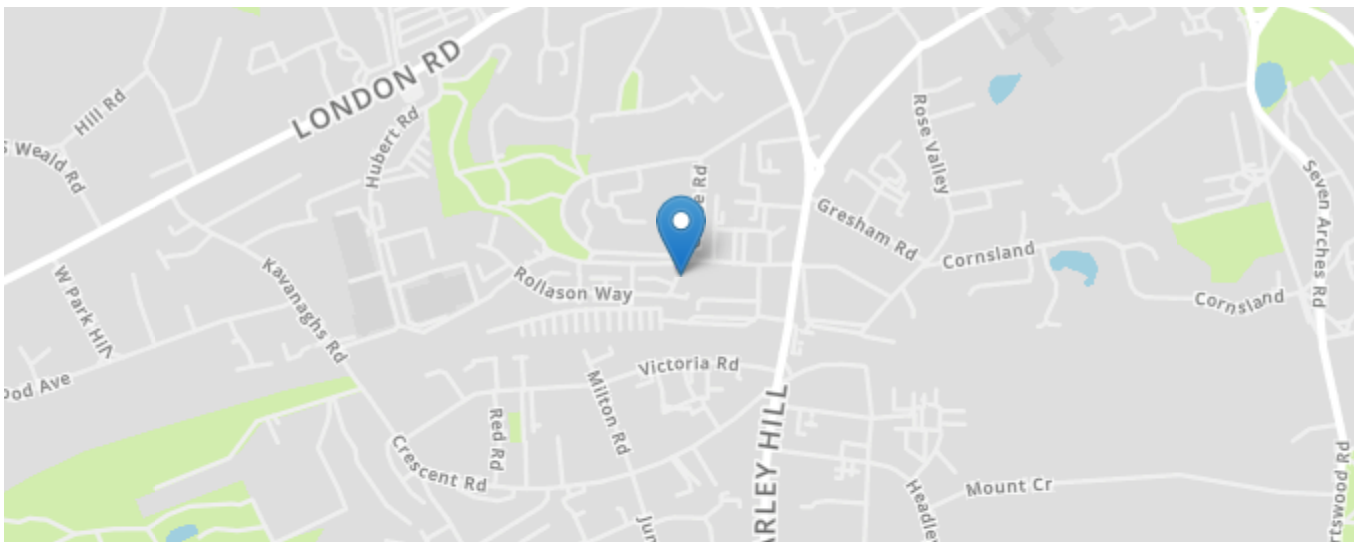
16' 4" x 9' 2" (4.99m x 2.80m)

Bathroom

9' 3" max. x 7' 10" max. (2.82m x 2.39m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	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	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.