

Rollason Way, Brentwood, Essex

£245,000



- Second floor executive apartment with no onward chain
- Short walk to Brentwood train station (approx. 5mins) with access to London within 40mins
- Two years NHBC remaining (expiry Jan 2023)
- Open plan living area & Kitchen
- Balcony with space for a bistro dining set
- Generous four piece bathroom suite
- High specification fitted kitchen
- Double bedroom with built-in wardrobes
- Allocated parking space
- Less than 1 mile to Brentwood High Street
- EPC - B



Situated on the Base development, Adlington House is one of the most desirable apartment blocks within the vicinity. Boasting well designed and finished accommodation with lift access and allocated parking as well as communal gardens. Internally the property enjoys an open plan living/kitchen area and leads to the balcony with space for a dining set. The master bedroom benefits from built-in wardrobes, and the large bathroom is fitted with a four piece suite. Furthermore, the property benefits from gas central heating, a long lease with 190 years remaining and sold with no onward chain. This property would make an ideal investment or first time purchase.

Location - The property provides immediate access to Brentwood Mainline Train station, this is located just 0.3 miles away. Brentwood High Street is also just a short distance being approximately 0.6 miles away. The A12 and M25 are within less than 2 miles.



Ground Floor

Communal Entrance

The communal entrance hall benefits from a secure entry phone system and lift access. There are also side and back entrances which are closer to this apartment, again benefiting from entry phone systems.

Second Floor

Apartment Entrance Hall

Entrance door opening to the hall, large built-in cupboard with double doors, shelving and plumbing for the washer/dryer which is to remain. Radiator, entry phone receiver and central heating controls. Doors leading to:

Living Room

12' 11" x 11' 4" (3.94m x 3.45m)

Two radiators, double glazed window and door opening to the balcony, open plan to the kitchen and with space for a dining table. TV/FM and telephone points. (Communal satellite dish).

Balcony

Decked flooring and enclosed by glass balustrade. Outside light and space for a bistro dining set.





Kitchen

12' 0" x 7' 5" (3.66m x 2.26m)

Fitted kitchen comprising a range of base and wall units and a full height cabinet, finished with rolled edge work surfaces with an inset sink and mixer tap. Inset Bosch four burner gas hob with extractor above and stainless splash back. Fitted Bosch oven. Microwave to remain, integrated dishwasher and fridge/freezer. Tiled splash backs. open plan to the living area.

Bedroom One

12' 11" x 9' 1" (3.94m x 2.77m)

Double glazed window to side, radiator and built-in wardrobes with sliding doors. TV/FM and telephone points.

Bathroom

Four piece white suite comprising; panel enclosed bath with mixer tap and hand held shower attachment, separate shower cubicle with folding glass screen and tiled walls, semi pedestal wash hand basin with mixer tap, low level WC with concealed cistern and dual flush. Heated towel rail, shaver point, tiling to walls and fitted mirror.

Parking

The property benefits from an allocated parking space with detachable security bollard. Residents hold permits to ensure permitted use.

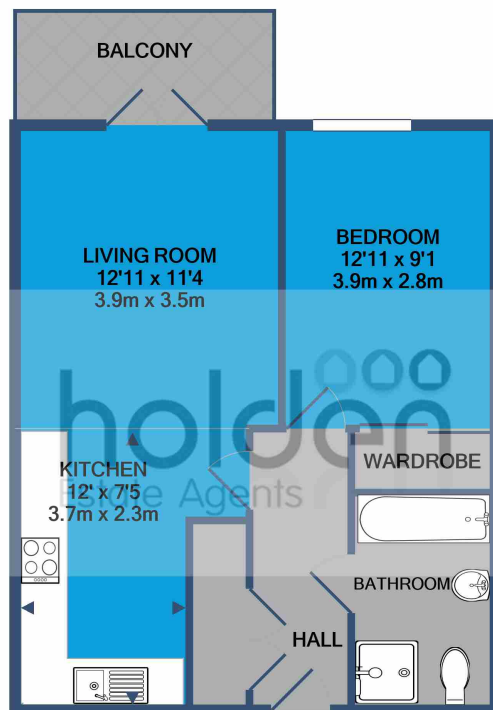
Lease Information

The following information has been provided to us by the seller for your guidance. Any interested party should seek clarification via their appointed legal representative.

Length of Lease - 190 years remaining (199yrs from January 2012)

Ground Rent - £325 per annum

Service Charge- subject to variation, the current 6 month period is £120.58 per month.



TOTAL APPROX. FLOOR AREA 508 SQ.FT. (47.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020

ENERGY GRAPHS

Energy Efficiency Rating

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Energy Impact Rating

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Every effort has been made to ensure that consumers are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must have information verified by their own solicitors or other advisers. These details form part of our database, which is protected by database rights and copyright laws. No unauthorised copying or distribution without permission.

Maldon Office
15 High Street
Maldon
Essex
CM9 5PE

holden
Estate Agents

Available 7 days a week

Monday – Friday 9am – 6pm Saturday 9am – 5pm
Sunday and Bank Holidays 10am – 1pm (phone service)

Tiptree Office
Crate Tiptree
Kelvedon Road
Tiptree
Essex
CO5 0LX

t. 01621 841 011
e. maldon@holdenestates.co.uk

t. 01621 983 983
e. tiptree@holdenestates.co.uk