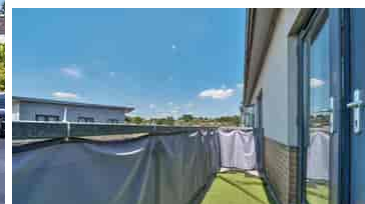


## £87,500 Shared Ownership

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



- Guideline Minimum Deposit £8,750
- Top (Third) Floor with Balcony
- Open-Plan Reception/Kitchen
- Communal Parking
- Guide Min Income Dual £26.9k | Single £30.8k
- Approx. 490 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Short Walk to Brentwood Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £250,000). 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.

**Housing Association:** Clarion.

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

**Minimum Share:** 35% (£87,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £354.77 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £26,900 | Single - £30,800 (based on minimum share and 10% deposit).

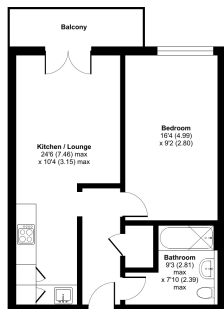
**Council Tax:** Band B, Brentwood Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. 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



THIRD FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
② Incorporating International Property Measurement Standards (IPMS) Recast (2022).  
Produced for Urban Moves. REF: 1316656

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hallway

#### Reception

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

#### Balcony

#### Kitchen

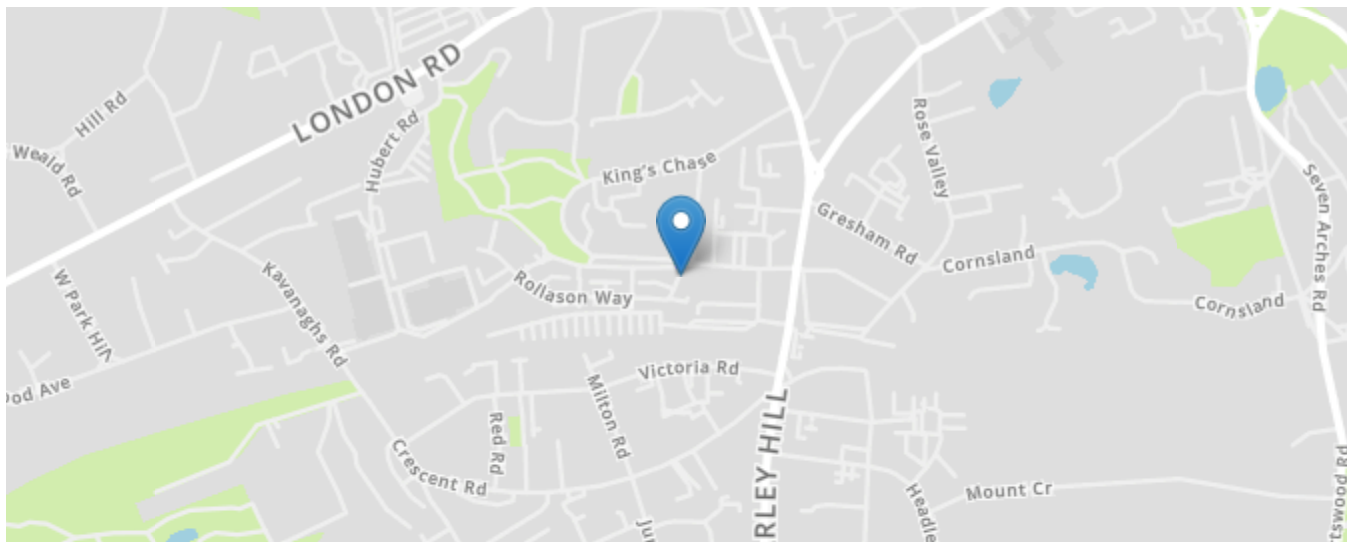
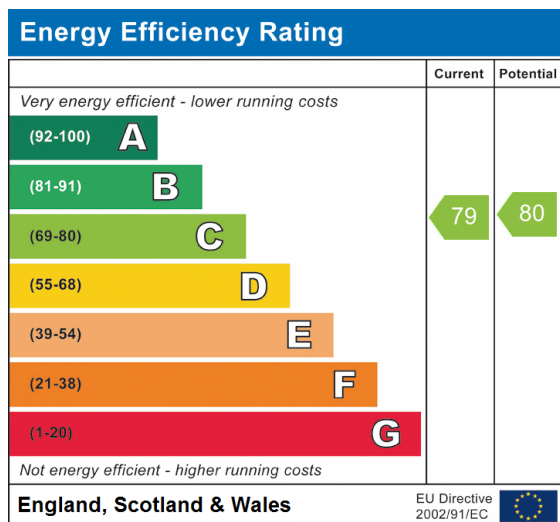
included in reception measurement

#### Bedroom

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

#### Bathroom

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



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.