

£147,000 Shared Ownership

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



- Guideline Minimum Deposit £14,700
- First Floor
- Semi-Open-Plan Kitchen/Reception Room
- Spacious Bedroom
- Communal Parking
- Guide Min Income Dual £31.2k | Single £37.2k
- Approx. 483 Sqft Gross Internal Area
- Balcony
- Modern Double Glazing and Gas Central Heating
- Short Walk from Brentwood Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £245,000). No Onward Chain. This smartly-presented flat is on the first floor and has a twenty-four-foot reception room with semi-open-plan kitchen. Double doors lead from the living area out onto a balcony. There is a spacious bedroom and a stylish, modern bathroom. Well insulated, 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: 60% (£147,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £198.15 per month (subject to annual review).

Service Charge: £79.66 per month (subject to annual review).

Guideline Minimum Income: Dual - £31,200 | Single - £37,200 (based on minimum share and 10% deposit).

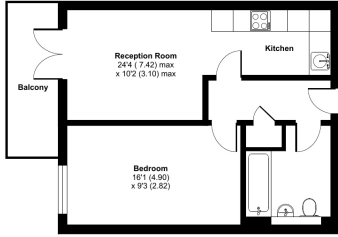
Council Tax: Band B, Brentwood Borough Council. Priority is given to applicants living and/or working in this local authority.

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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

Rollason Way, Brentwood, CM14

Approximate Area = 483 sq ft / 44.8 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nishcom. Produced for Urban Moves. REF: 1047401

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

24' 4" max. x 10' 2" max. (7.42m x 3.10m)

Kitchen

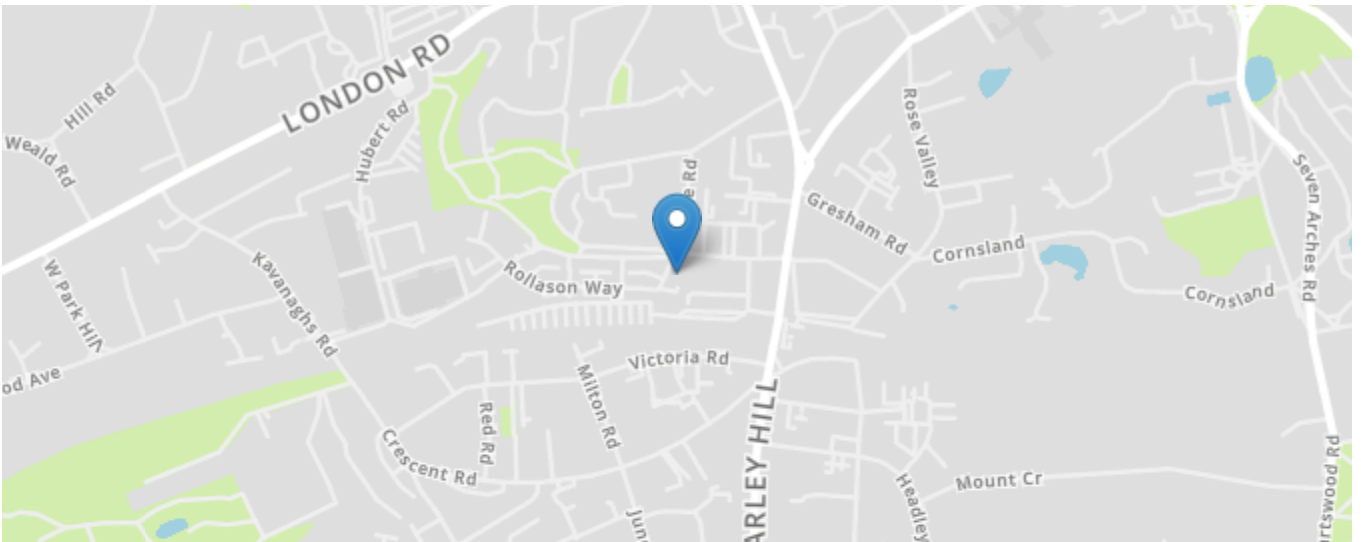
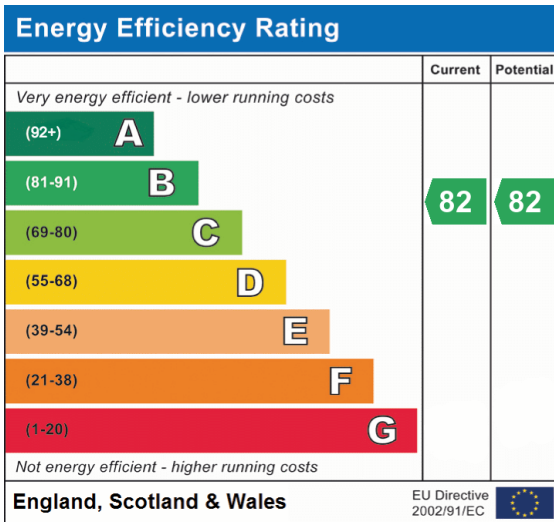
included in reception measurement

Balcony

Bedroom

16' 1" x 9' 3" (4.90m x 2.82m)

Bathroom



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.