



## Queenswood House, Eastfield Road

Brentwood, CM14 4HF

Ideally located for Brentwood town centre is this two bedroom ground floor retirement apartment. The accommodation includes entrance hall with two storage cupboards, one with electric water heater, reception room, kitchen with built-in-fridge-freezer, the master bedroom with fitted wardrobes and a shower room. Further benefits include a lift, residents lounge, communal gardens and residents parking.

**OIEO £175,000 - Leasehold - Council Tax: C**

# Eastfield Road

Brentwood, CM14 4HF



## Entrance Hall

Entrance door, two storage cupboards, intercom system, emergency pull cord, electric heater, coved ceiling, carpet.

## Lounge

14'10 x 10'8 (4.52m x 3.25m )

Double glazed window to front and side, emergency pull cord, electric heater, coved ceiling, carpet.

## Kitchen

9'2 x 6'1 (2.79m x 1.85m)

Wall and base units, stainless steel single drainer sink, electric hob, oven, extractor, plumbing for washing machine with washing machine to remain, integrated fridge freezer, part tiled walls, coved ceiling, vinyl flooring.

## Bedroom One

13'5 x 9'1 (4.09m x 2.77m )

Double glazed bay window to front, built in wardrobe, emergency pull cord, electric heater, coved ceiling, carpet.

## Bedroom Two

11'7 x 6'6 (3.53m x 1.98m)

Double glazed window to rear, electric

heater, emergency pull cord, coved ceiling, carpet.

## Shower Room

Low level WC, pedestal wash hand basin, shower cubicle, electric heater, emergency pull cord, extractor, coved ceiling, vinyl flooring.

## Gardens

Residents Communal Gardens

## Parking

Residents Communal Parking Area

## Material Information

We have been advised by the sellers the following information:

Lease Remaining: 58 Years

Annual Ground Rent: £0.00 (peppercorn)

Ground Rent Review Period: N/A

Review increase: N/A

Annual Service Charge: £3,514.92 per annum





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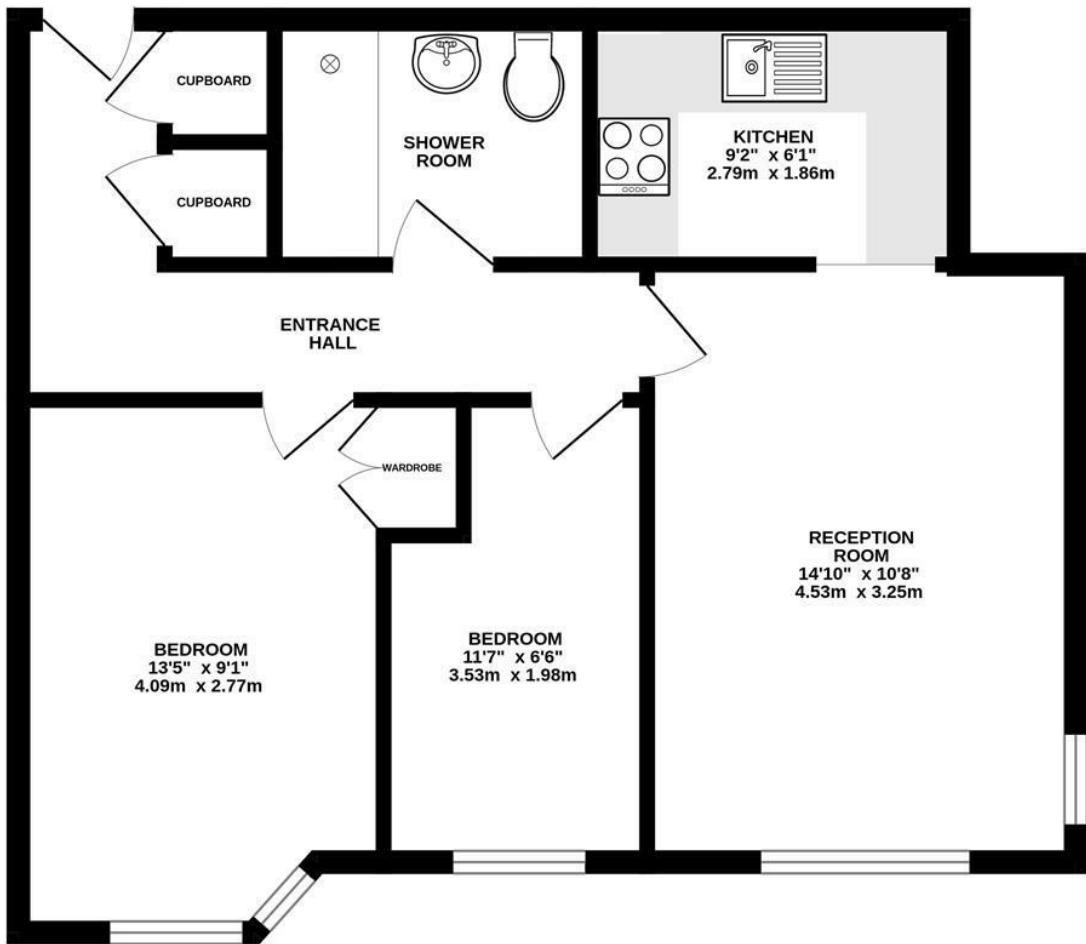


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## GROUND FLOOR

545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 545 sq.ft. (50.6 sq.m.) approx.

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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Material Information:  
Council Tax Band: C  
Tenure: Leasehold

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C		73	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	