



## Queenswood House, Eastfield Road

Brentwood, CM14 4HF

An excellent opportunity to purchase a first floor retirement apartment. The property benefits from a lounge/diner, fitted kitchen, bedroom with fitted wardrobes, shower room, entrance hallway two storage cupboards, newly fitted carpets, residents parking facilities, arranged social clubs, guest accommodation, communal lounge and gardens. Conveniently situated within walking distance of Brentwood High Street and Brentwood train Station enabling the new owner to remain as independent and social as possible.

**£130,000 - Leasehold - Council Tax: C**

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## Entrance Hall

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

## Reception Room

14'10 x 10'9 (4.52m x 3.05m)

Double glazed window to rear over looking communal gardens, coved ceiling, carpet, electric heater, emergency pull cord.

## Kitchen

7'11 x 6'1 (2.41m x 1.85m)

Tiled flooring, fitted wall and base units, stainless steel single drainer sink, electric hob, oven and extractor, integrated fridge freezer, plumbing for washing machine, part tiled walls.

## Bedroom

11'7 x 9'11 (3.53m x 3.02m)

Double glazed window to rear over looking communal gardens, coved ceiling, carpet, electric heater, emergency pull cord, fitted wardrobes.

## Shower Room

Walk in shower enclosure, tiled walls and flooring, low level WC, vanity wash hand basin, extractor, heated towel rail, emergency pull cord.

## Residents Parking

Residents communal parking area.

## Communal Gardens

Residents communal gardens.

## Material Information

We have been advised by the sellers the following information:

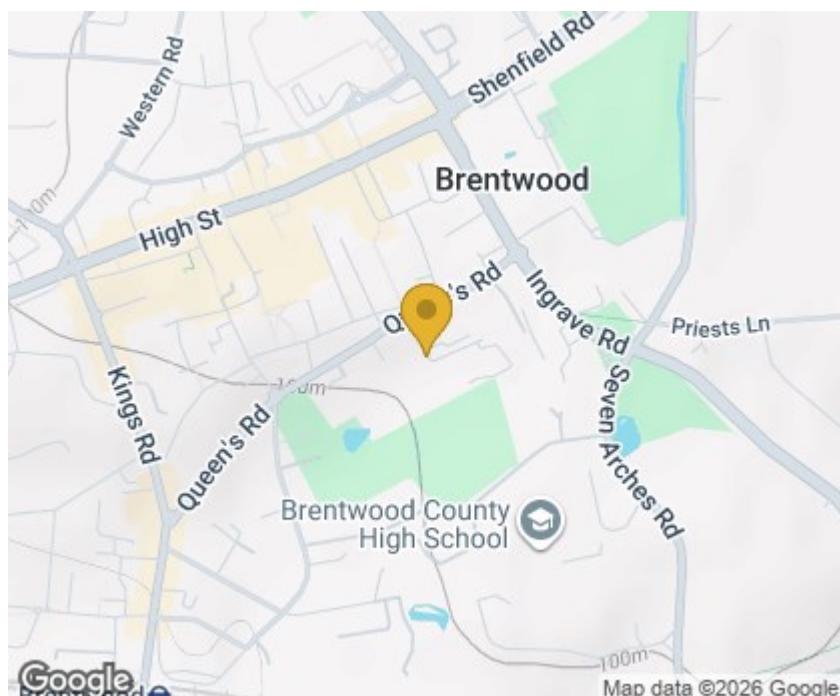
Lease Remaining: 57

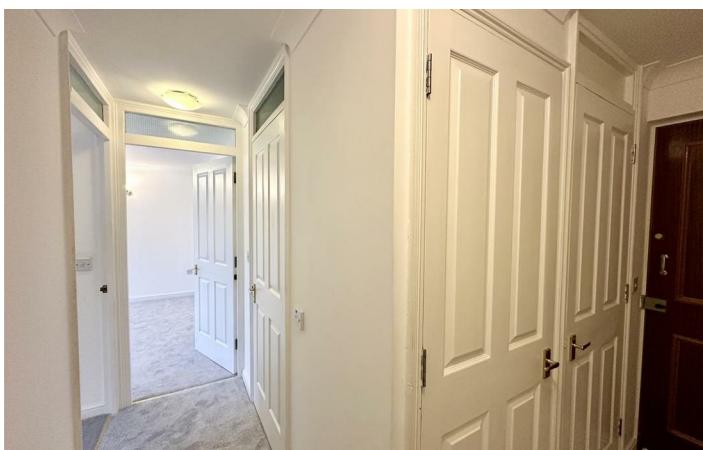
Annual Ground Rent: Peppercorn

Ground Rent Review Period: tbc

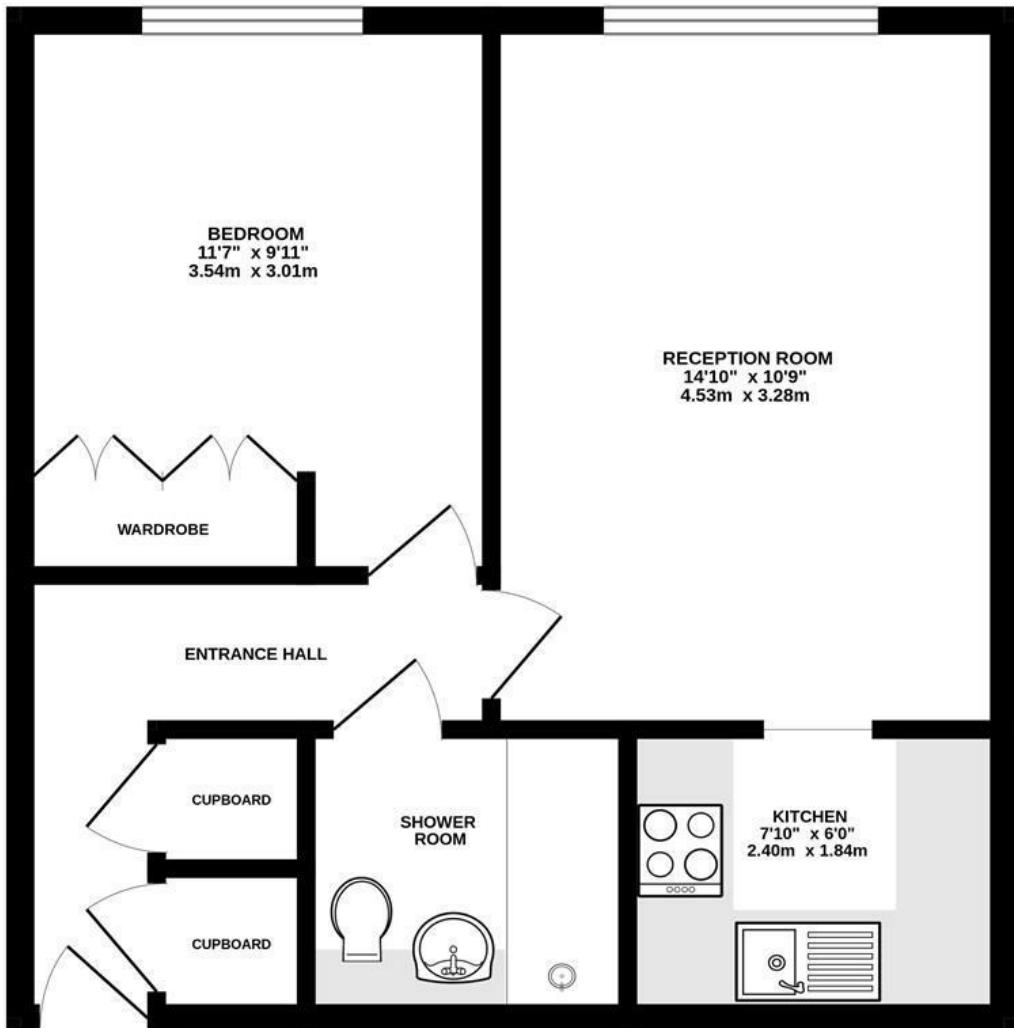
Review increase: tbc

Annual Service Charge: £2,914.00 per annum





FIRST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.0 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	83	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			