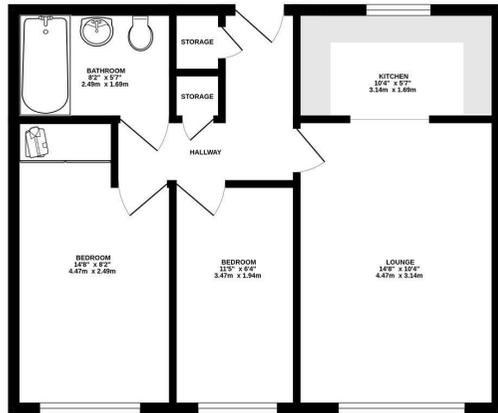




Keith  
Ashton

Eastfield Road,  
Brentwood

FIRST FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 502 sq.ft. (46.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Suitable purposes only.  
Based on Ordnance Survey.

£200,000



### 34 Queenswood House Eastfield Road, Brentwood, CM14 4HF

Offered for sale with no onward chain is this well-presented, warden-assisted apartment, ideally situated within the sought-after Queenswood House retirement development for the over 60s.

Located just a short stroll from Brentwood High Street, residents can enjoy easy access to a wide variety of shops, cafes, bars, and restaurants. Brentwood's mainline railway station is also within walking distance, providing excellent transport links into London and beyond.

The apartment itself is bright, spacious, and thoughtfully laid out. The welcoming entrance hall features two generous storage cupboards, leading into a comfortable lounge that seamlessly connects to a well-equipped kitchen. There are two double bedrooms, and a modern bathroom completes the accommodation.

Residents benefit from a range of excellent communal amenities, including a stylish lounge, beautifully maintained gardens with ample seating, guest facilities, and private parking. For added peace of mind, the development features a 24-hour emergency call system and an on-site house manager.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	86	A	A
<p>Very energy efficient - lower running costs</p> <p>(82 plus) A</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-28) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(49-60) C</p> <p>(35-48) D</p> <p>(28-34) E</p> <p>(17-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

#### SERVICES:

Local Authority: Brentwood  
Council tax band: C  
Post code: CM14 4HF

#### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

#### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

#### MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

Brentwood  
Tel. 01277 260858

Village Office  
Tel. 01277 375757

Lettings Office  
Tel: 01277 202200

Explore more @ [www.keithashton.co.uk](http://www.keithashton.co.uk)

