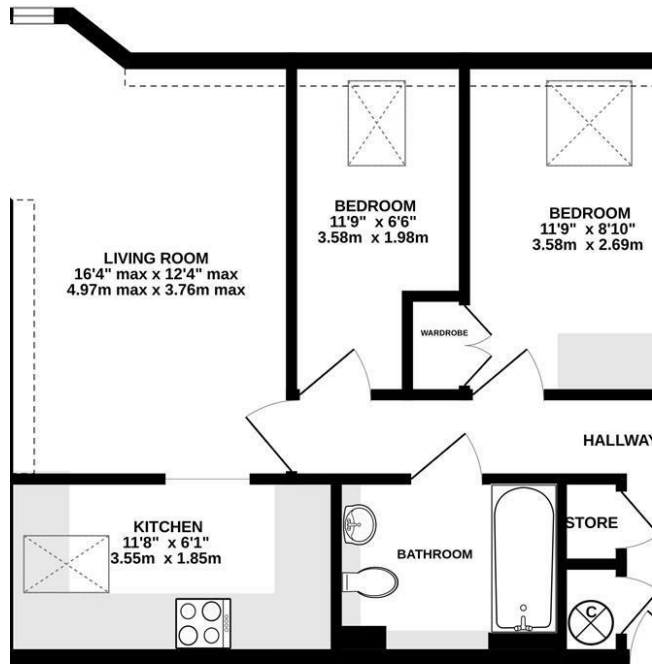




SECOND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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46 Queenswood House Eastfield Road, Brentwood, CM14 4HF

Situated in the sought after Queenswood House retirement development for the over 60's, is this well presented, two-bedroom second-floor warden-assisted apartment which is just a short walk from Brentwood High Street, bus stops, a doctors surgery and the mainline railway station.

A lift takes you to the second floor and on entering the apartment, a large hallway with a storage and airing cupboard, gives access to a bright and spacious lounge, with a feature bow window which lies open to a modern fitted kitchen with plenty of eye and base level units and a window to the side. There is an attractive contemporary shower room and two good sized bedrooms, one of which has fitted wardrobes. There is also an alarm system for peace of mind.

This popular retirement development benefits from an attractive communal lounge leading onto the lovely gardens, private residents' parking, guest facilities and a resident house manager.

SERVICES:

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

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

£210,000

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A		(82 plus) A	
(61-81) B		(61-81) B	
(39-60) C		(39-60) C	
(29-38) D		(29-38) D	
(22-28) E		(22-28) E	
(15-21) F		(15-21) F	
(1-14) G		(1-14) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales



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

Brentwood
Tel. 01277 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel. 01277 202200

Explore more @ www.keithashton.co.uk