



## Queenswood House, Eastfield Road

Brentwood, CM14 4HF

An excellent opportunity to purchase a first floor retirement apartment. The property consists of open plan lounge/diner, Newley fitted separate kitchen, spacious bedroom with built in storage, shower room, entrance hallway with plenty of storage, 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.

**Offers in Excess of £150,000**

# Eastfield Road

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## Entrance Hall

Two storage cupboards, door to bedroom, door to lounge, door to bathroom, carpet flooring.

## Lounge/Diner

15' x 10'9

Double glazed window to front, storage heater, carpet flooring.

## Kitchen

7'11 x 6'5

Double glazed internal window to hallway, Newley fitted kitchen. electric oven with electric hob over, extractor, washer dryer, stainless steel single drainer sink, space for freestanding fridge freezer, wall and base units, tiled splashback, vinyl flooring.

## Bedroom

12'2 x 9'11

Double glazed window to front, fitted wardrobes, storage heater, carpet flooring.

## Bathroom

Low level WC, vanity wash hand basin, walk in shower, part tiled walls, vinyl flooring.

## Communal Gardens

Communal gardens surrounding development, access for all residents.

## Communal Lounge

Access for all residents to socialise

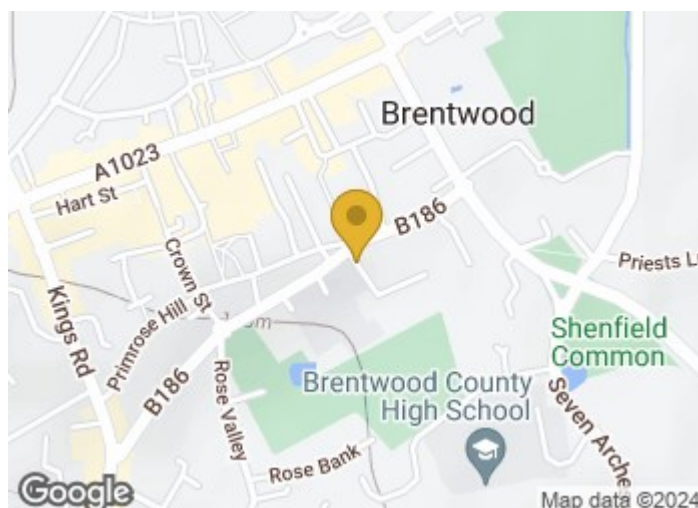
## Parking

Resident parking available.

## Lease Details

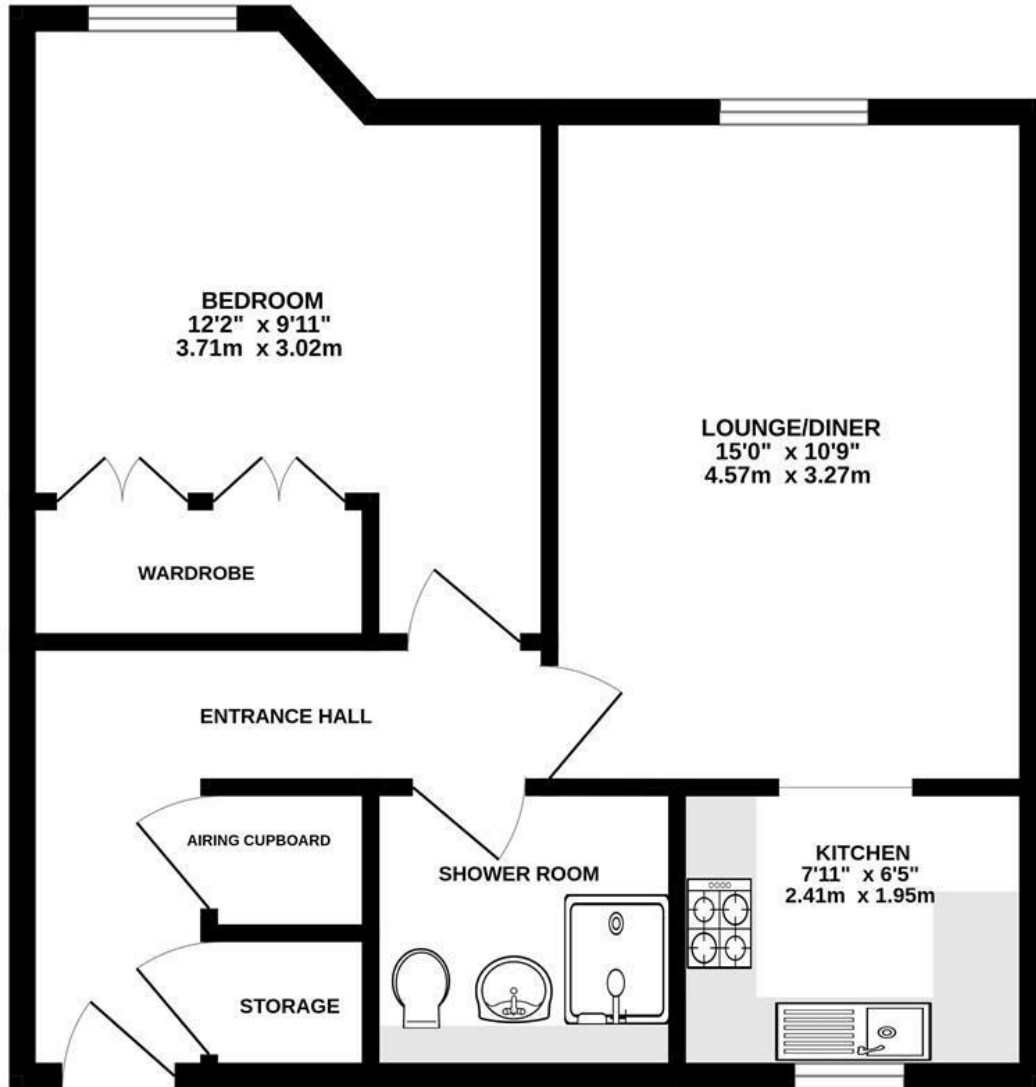
We have been advised by the vendor of the following:

Lease length: 58 Years Remaining  
Service Charge £2641





1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 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

