



Queenswood House, Eastfield Road

Brentwood, CM14 4HF

An excellent opportunity to purchase a first floor retirement apartment. The property consists of lounge/diner opening onto kitchen, bedroom with built in wardrobes, modern shower room, entrance hall with two storage cupboards, 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.

£125,000 - Leasehold - Council Tax: Band C

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Entrance Hall

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

Lounge

16'10 x 16'7 (5.13m x 5.05m)
Double glazed bay window to front, emergency pull chord, electric storage heater, coved ceiling, carpet.

Kitchen

8'1 x 5'9 (2.46m x 1.75m)
Double glazed window overlooking communal hallway, wall and base units, single drainer sink, electric hob, oven, extractor, plumbing for washing machine, emergency pull chord, part tiled walls, vinyl flooring.

Bedroom

12' x 10' (3.66m x 3.05m)
Double glazed window to front, built in wardrobes, emergency pull chord, electric storage heater, coved ceiling, carpet.

Shower Room

Low level WC, vanity wash hand basin, double shower, heated towel rail,

emergency pull chord, extractor, tiled walls, tiled flooring.

Communal Gardens

Communal gardens surrounding development, access for all residents.

Communal Lounge

Access for all residents to socialise

Parking

Resident parking available.

Material Information

We have been advised by the sellers the following information:

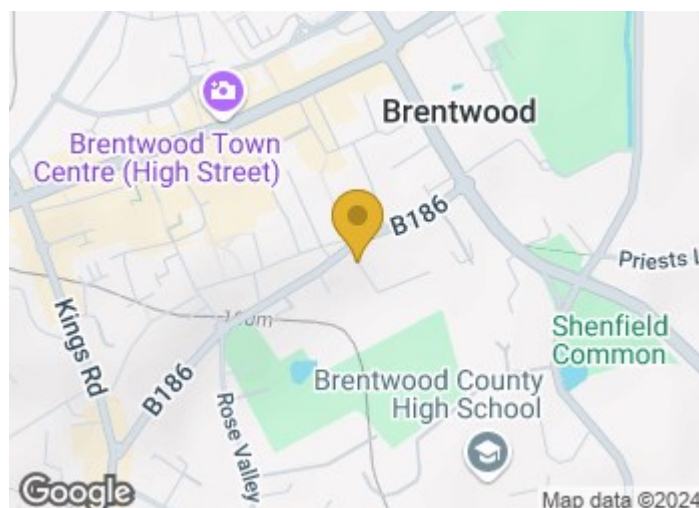
Lease Remaining: 58

Annual Ground Rent: Peppercorn

Ground Rent Review Period: tbc

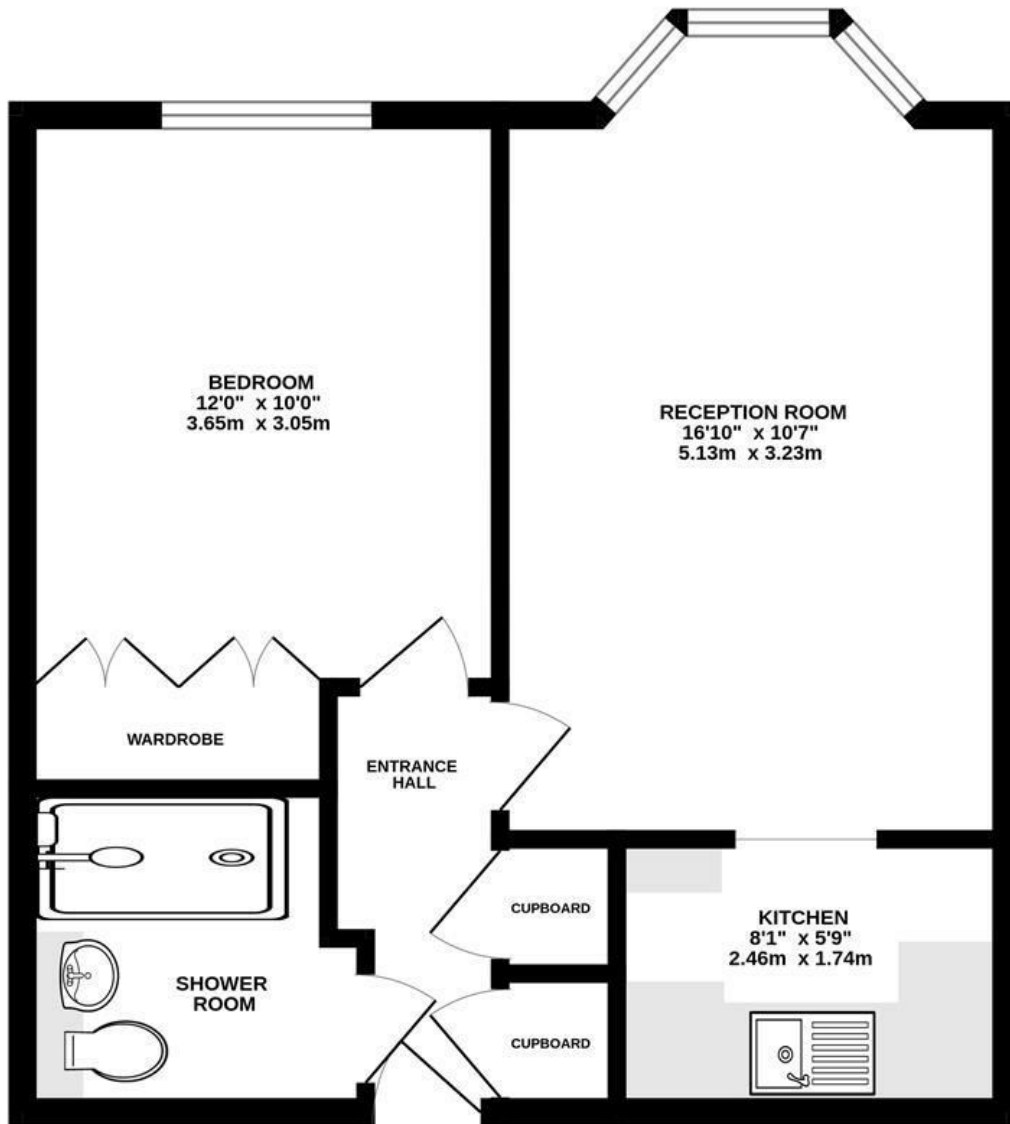
Review increase: tbc

Annual Service Charge: £2,914.00 per annum





FIRST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (40.9 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

