



## Queenswood House, Eastfield Road

Brentwood, CM14 4HF

Ideally located for Brentwood town centre is this two bedroom second floor retirement apartment. The accommodation includes entrance hall with two storage cupboards, reception room, kitchen, two bedrooms and a bathroom. Further benefits include a lift, residents lounge, communal gardens and parking and an extended lease of 146 years.

**£240,000 - Leasehold - Council Tax: C**



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## Entrance Hall

Entrance door, two storage cupboards, carpet.

## Reception Room

16'4 x 12'5 narrowing to 10'8 (4.98m x 3.78m narrowing to 3.25m)

Double glazed bay window to front, electric heater, emergency pull cord, carpet.

## Kitchen

11'7 x 6'1 (3.53m x 1.85m)

Double glazed sky light, emergency pull cord, fitted with a range of wall and base units, single drainer sink, electric hob, oven, extractor and plumbing for washing machine, fridge and freezer can remain if required.

## Bedroom One

11'8 x 8'10 (3.56m x 2.69m)

Double glazed sky light, built in wardrobes, emergency pull cord, electric heater, carpet.

## Bedroom Two

11'9 x 6'6 (3.58m x 1.98m )

Double glazed sky light, electric heater, carpet.

## Bathroom

Low level WC, wash hand basin, panelled bath with overhead shower, emergency pull cord, extractor, tiled walls, tiled flooring.

## Communal Lounge

Access for all residents to socialise.

## Communal Gardens

Communal gardens surrounding development, access for all residents.

## Parking

Resident parking available.

## Material Information

We have been advised by the sellers the following information:

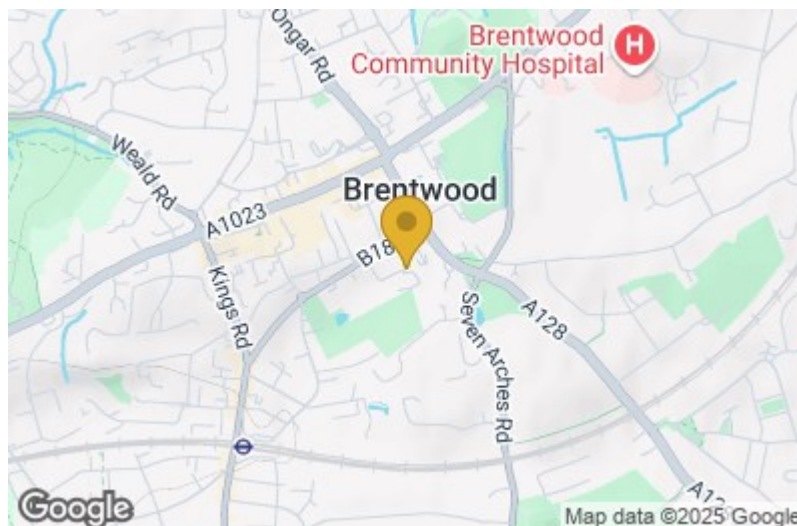
Lease Remaining: 146 years

Annual Ground Rent: £0.00 (Peppercorn)

Ground Rent Review Period: N/A

Review increase: N/A

Annual Service Charge: £3,514.92

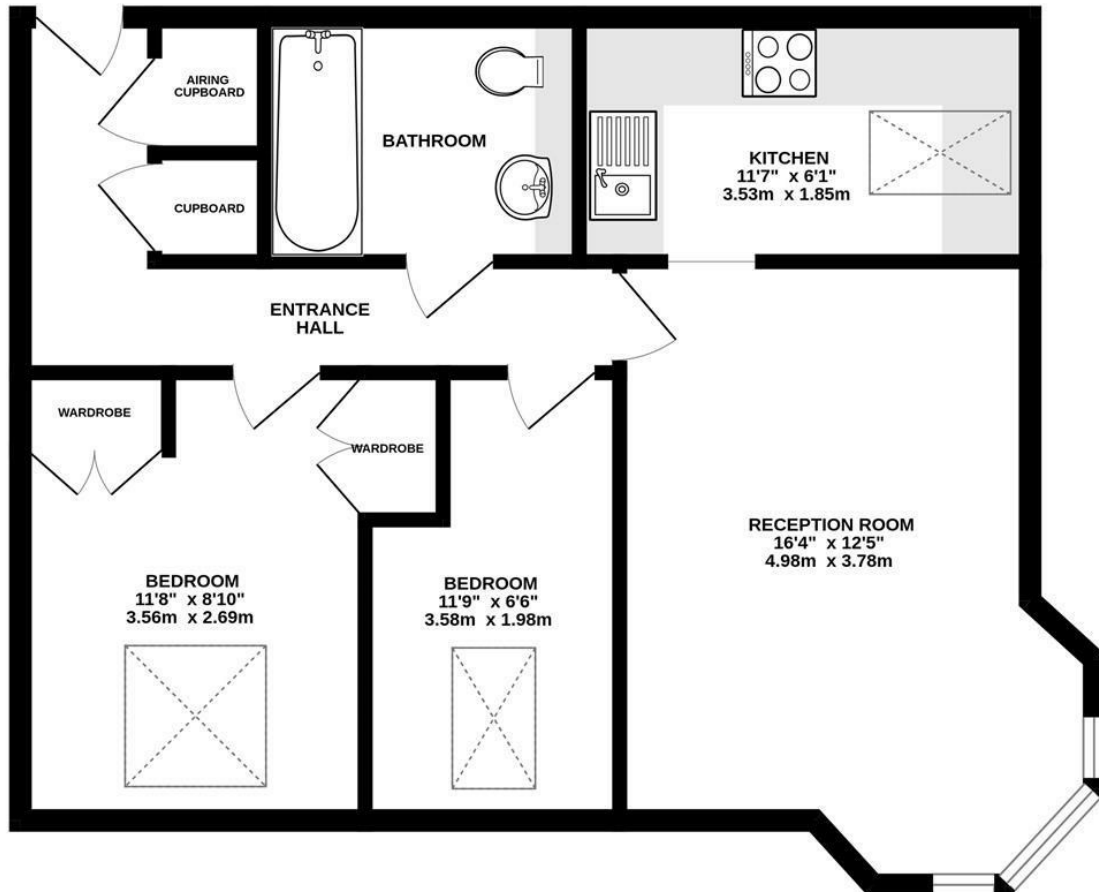








**SECOND FLOOR**  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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

