



## Queenswood House, Eastfield Road

Brentwood, CM14 4HF

\*Guide Price: £180,000 - £200,000\* Ideally located for Brentwood town centre is this two bedroom first floor retirement apartment. The accommodation includes entrance hall with two storage cupboards, one with electric water heater, reception room, kitchen with integrated appliances, two bedrooms with fitted wardrobes and a shower room. Further benefits include a lift, residents lounge, communal gardens and residents parking.

**Guide Price £180,000 - Leasehold - Council Tax: C**

# Eastfield Road

Brentwood, CM14 4HF



## Entrance Hall

Two storage cupboards, emergency pull cord, intercom phone system, laminate flooring.

## Reception Room

15' x 10'9 (4.57m x 3.28m)

Double glazed window to front, arch to kitchen, electric fire, emergency pull cord, coved ceiling, laminate flooring.

## Kitchen

11'3 x 6' (3.43m x 1.83m)

Arch to reception room, range of fitted wall and base units, single drainer sink, electric hob, oven, extractor, integrated dishwasher and fridge freezer. Plumbing for washing machine, part tiled walls, laminate flooring.

## Bedroom One

13'5 x 8'11 (4.09m x 2.72m)

Double glazed bay window to front, electric heater, fitted wardrobes, emergency pull cord, coved ceiling, laminate flooring.

## Bedroom Two

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

Double glazed bay window to front, electric heater, fitted wardrobes, emergency pull cord, coved ceiling, laminate flooring.

## Shower Room

Low level WC, vanity wash hand basin, shower cubicle, extractor, heated towel rail, emergency pull cord, part tiled walls, tiled flooring.

## Parking

Residents car park.

## Communal Gardens

Residents communal gardens.

## Residents Communal Lounge

## Material Information

We have been advised by the sellers the following information:

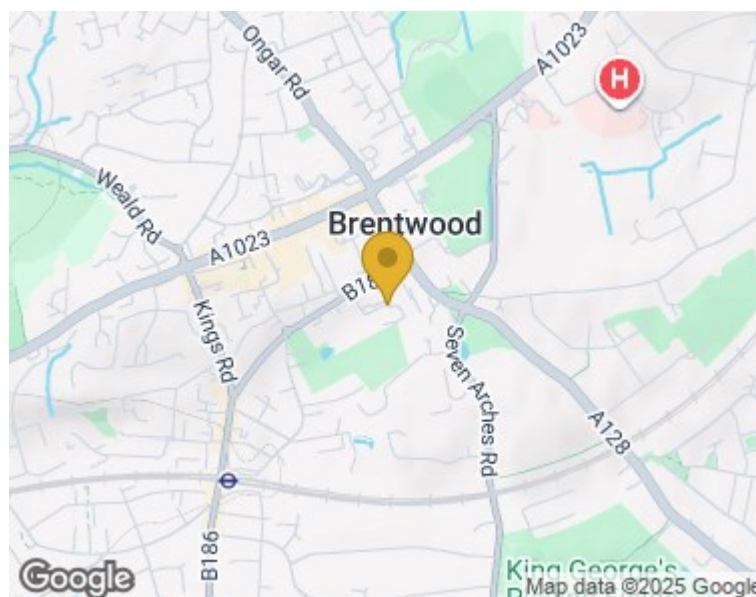
Lease Remaining: 57 years

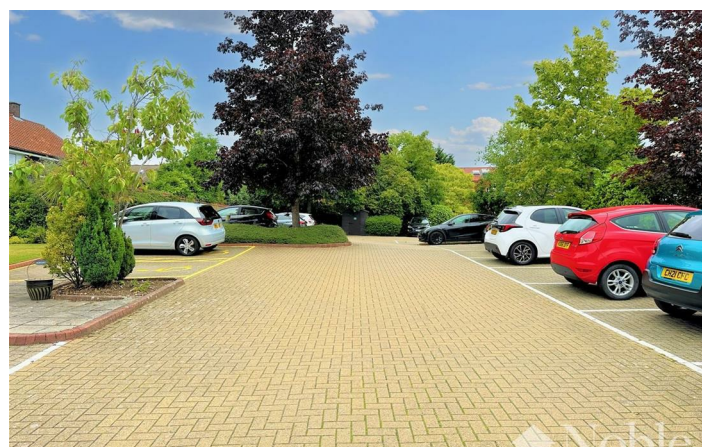
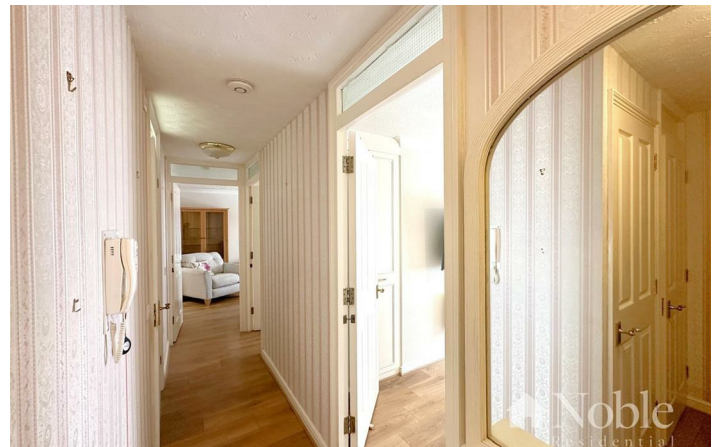
Annual Ground Rent: Peppercorn

Ground Rent Review: N/A

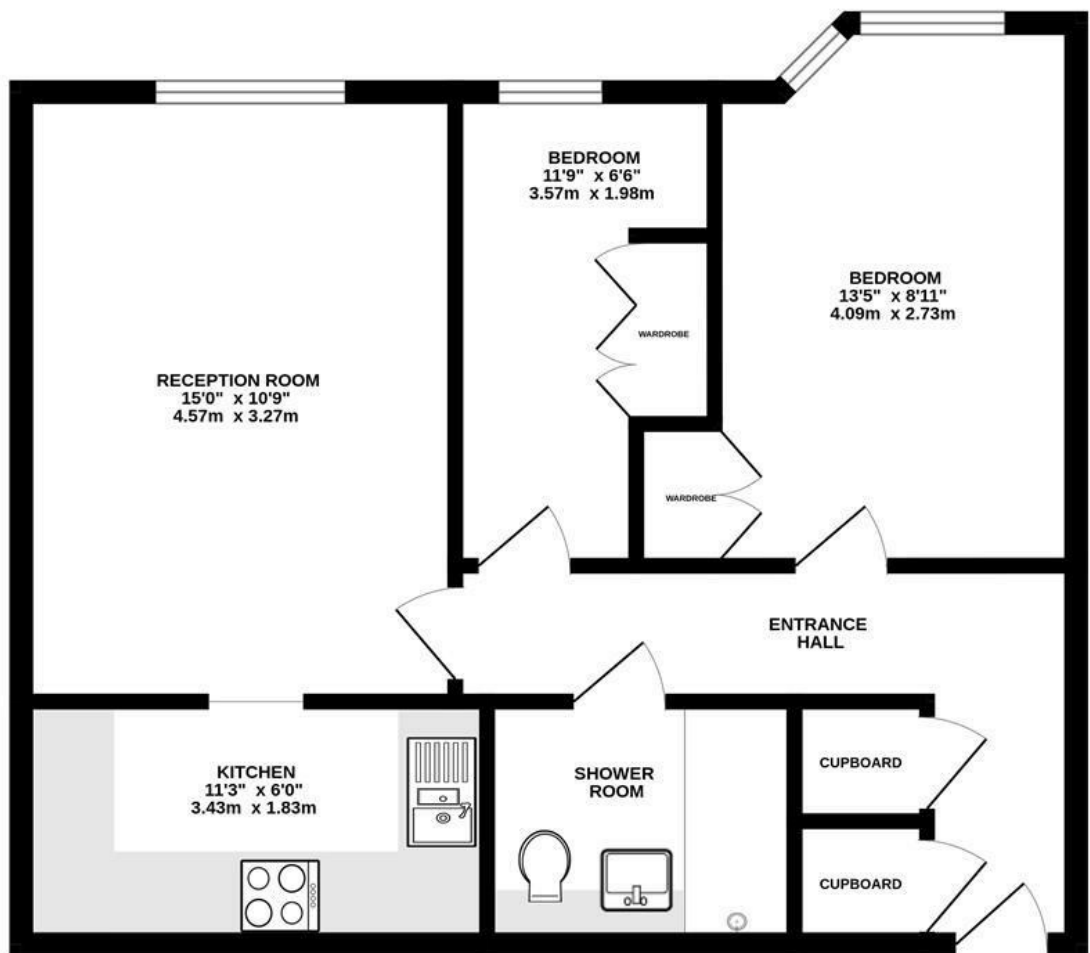
Review increase: N/A

Annual Service Charge: £3,511.44





# FIRST FLOOR 561 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.2 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:  
Council Tax Band: C  
Tenure: Leasehold

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |