



Queenswood House, Eastfield Road

Brentwood, CM14 4HF

£160,000



Ideally located for Brentwood town centre is this one bedroom top floor retirement apartment. The accommodation includes entrance hall with two storage cupboards, reception room, kitchen with integrated appliances, the master bedroom with fitted wardrobes and a shower room. Further benefits include a lift, residents lounge, communal gardens, residents parking and an extended lease of 148 years.



Entrance Hall

Entrance door, emergency pull cord, intercom entry phone system, loft access, two cupboards, electric storage heater, coved ceiling, carpet.

Lounge

14'10 x 10'9 (4.52m x 3.28m)
Double glazed window overlooking communal gardens, emergency pull cord, electric storage heater, coved ceiling, carpet, arch opening to Kitchen.

Kitchen

7'10 x 6' (2.39m x 1.83m)
Double glazed window to side, wall and base units, stainless steel single drainer sink, electric hob, oven, extractor, plumbing for washing machine, part tiled walls, vinyl flooring, vinyl flooring.

Bedroom

11'8 x 9'11 (3.56m x 3.02m)
Double glazed window overlooking communal gardens, fitted wardrobes, emergency pull cord, electric storage heater, coved ceiling, carpet.

Shower Room

Low level WC, vanity wash hand basin, walk in shower enclosure, electric heated towel rail, emergency pull cord, extractor, tiled walls, vinyl flooring.

Gardens

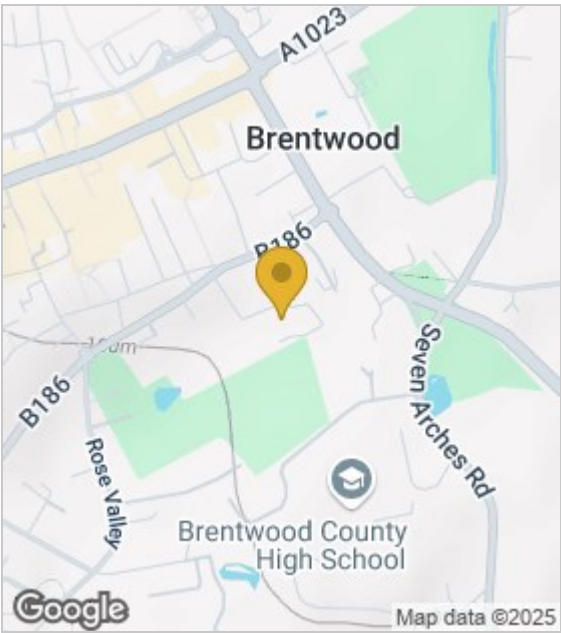
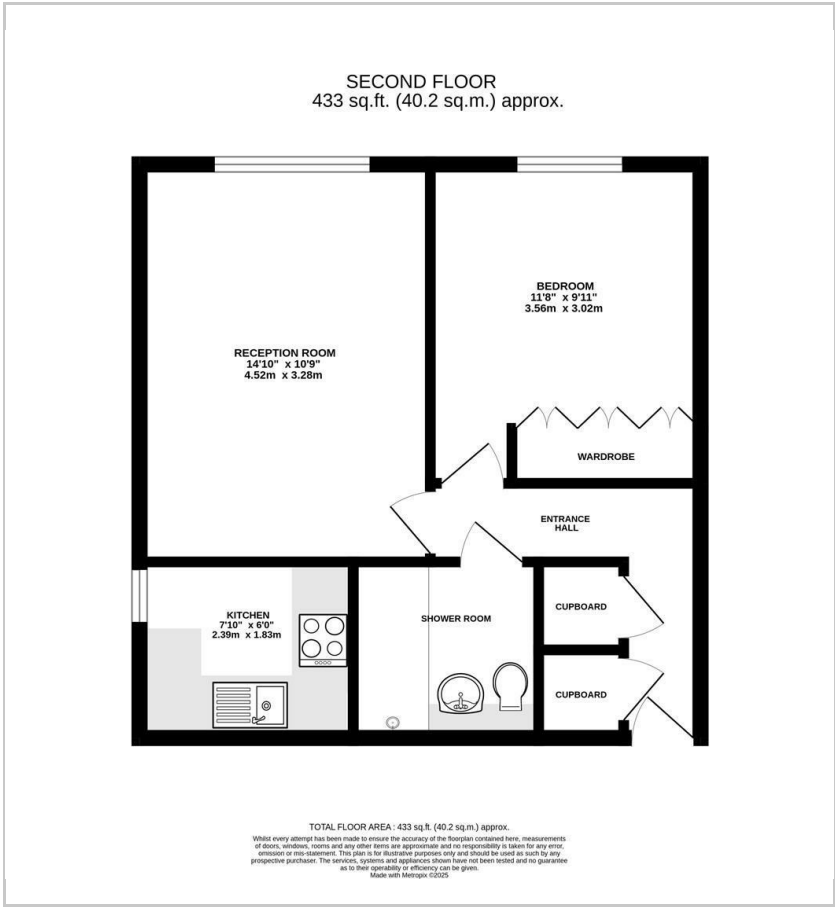
Residents communal gardens.

Parking

Residents communal parking area.

Material Information

We have been advised by the sellers the following information:
Lease Remaining: 148 years
Annual Ground Rent: £0.00 (Peppercorn)
Ground Rent Review Period: N/A
Review increase: N/A
Annual Service Charge: £3,080.68



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		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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