



Queenswood House, Eastfield Road, Brentwood, CM14 4HF



**£1,100 PCM (per calendar month)**  
**Holding Deposit equal to 1 weeks rent**  
**Tenancy Deposit equal to 5 weeks rent**  
**Council Tax Band: C**

This modernised and improved first floor retirement apartment is located just behind Brentwood's High Street & is close to Brentwood's Train Station. Internally the property consists of reception overlooking the communal gardens, a modern fitted kitchen, main bedroom with fitted wardrobes, shower room and hallway with storage. Externally the property benefits from a residents parking area and communal gardens.





Entrance Hall

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

Reception Room

15'2 x 10'9 (4.62m x 3.28m)  
Double glazed window with shutters overlooking communal gardens to the rear, coved ceiling, carpet, electric storage heater, arch opening to kitchen, emergency pull cord.

Kitchen

8'2 x 5'9 (2.49m x 1.75m)  
Spot lights, tiled flooring, wall and base units, stainless steel single drainer sink, electric hob, oven, microwave and extractor, part tiled walls, fridge freezer and washing machine to remain if required.

Bedroom

14' x 9'11 (4.27m x 3.02m)  
Double glazed window with shutters overlooking communal gardens to the rear, carpet, electric heater, emergency pull cord.

Shower Room

Extractor, walk in shower enclosure, vanity wash hand basin, low level WC, vinyl flooring, tiled walls, electric heater.

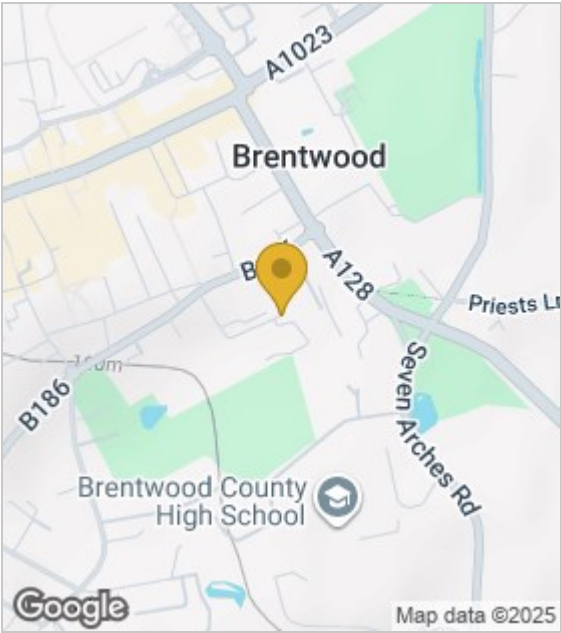
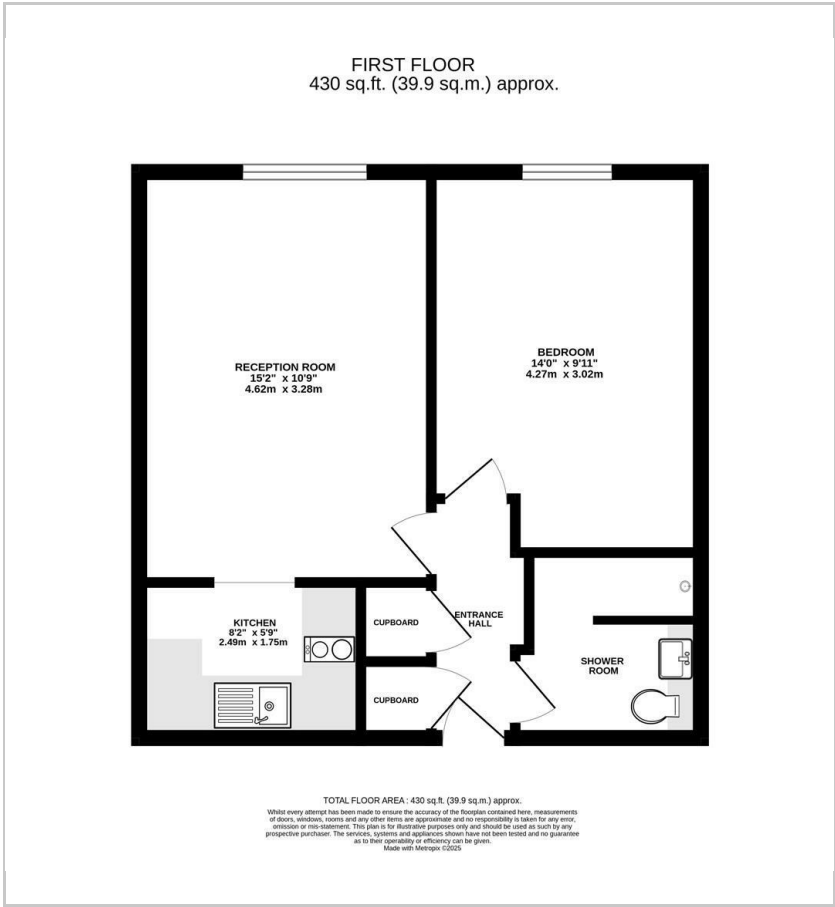
Parking

Residents car park.

Communal Gardens

Residents communal gardens.

Residents Communal Lounge



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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