



Queenswood House, Eastfield Road

Brentwood, CM14 4HF

£140,000



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

12'1 x 9'11 (3.68m x 3.02m)
Double glazed window with shutters overlooking communal gardens to the rear, carpet, electric heater, emergency pull cord, built in wardrobe and dresser.

Shower Room

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

Parking

Residents car park.

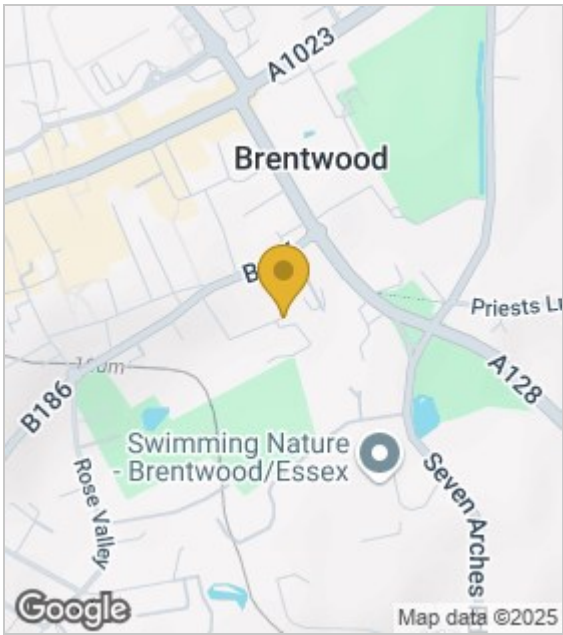
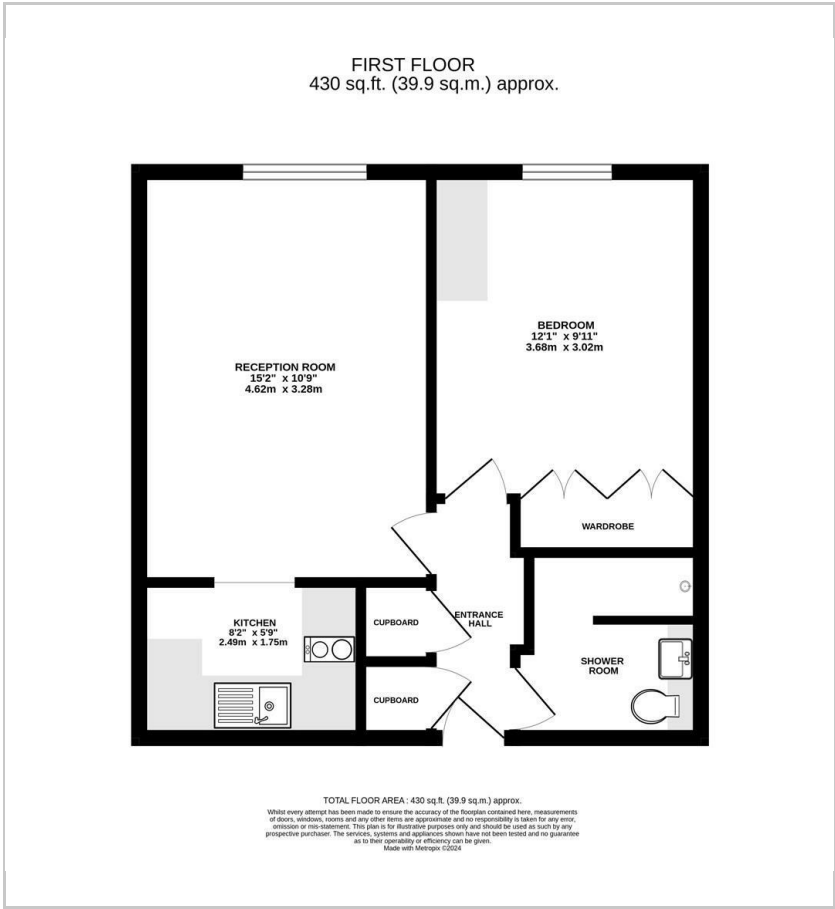
Communal Gardens

Residents communal gardens.

Residents Communal Lounge

Material Information

We have been advised by the sellers the following information:
Lease Remaining: 58 years (as at August 2024)
Annual Ground Rent: Peppercorn
Ground Rent Review: N/A
Review increase: N/A
Annual Service Charge: £2904.00



| 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 | |

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.