

# HOME



**Brentwood**  
**£280,000**  
**2-bed second floor flat**

## Queens Road

This spacious and well-presented flat is located in the heart of Brentwood, just a short walk from both Brentwood train station and the High Street. The property benefits from garage parking, a rarity in this area, making it ideal for those with a vehicle.

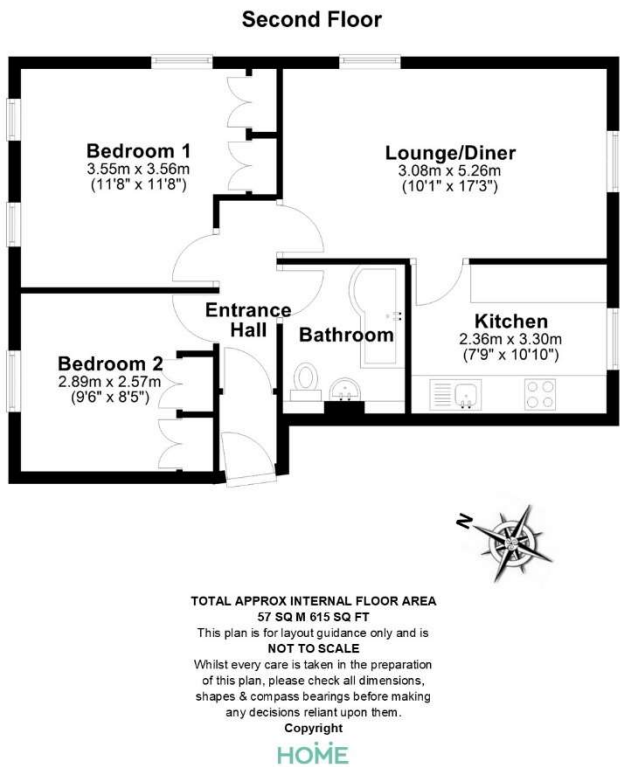
The flat features a modern open plan lounge/diner, perfect for relaxing or entertaining guests. The separate kitchen is well-equipped with plenty of storage space. There are two generous double bedrooms, offering ample space for a small family or guests. The bathroom is fitted with a white suite, adding a clean and contemporary touch to the property. The lease has been newly extended to an impressive 999 years, giving the new owner peace of mind for years to come.

Brentwood is a vibrant town with a range of local amenities, including shops, restaurants, and leisure facilities. With the train station just a short walk away, commuters have easy access to London and other surrounding areas. In Brentwood, there are plenty of things to do and see. The High Street is lined with a variety of shops, cafes, and restaurants, perfect for a day of shopping or dining out. For those who enjoy the outdoors, Brentwood has several parks and green spaces to explore, including Thorndon Country Park and Weald Country Park.

**Chelmsford**  
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**Sales**  
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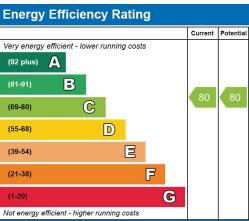
[thehomepartnership.co.uk](http://thehomepartnership.co.uk)



**Features**

- No onward chain
  - 0.3 miles to Brentwood train station
  - 0.3 miles to Brentwood High Street
  - Garage parking
  - Open plan lounge/diner
  - Separate kitchen
  - Two double bedrooms
  - White suite bathroom
  - Newly extended lease to 999 years
- Close to local amenities

**EPC Rating**



**Leasehold Information**

Tenure: Leasehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,906.25

Lease length: 999 Years from 23rd September 2024.

Ground rent: peppercorn

Service charge: For the full year is £1,774.00. The service charge is reviewed annually and paid either monthly or bi-annually

**The Nitty Gritty**

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

