



## Queenswood House, Eastfield Road

Brentwood, CM14 4HF

**Offers in Region of £110,000 - Leasehold -  
Council Tax Band: C**



Ideally located for Brentwood town centre is this one bedroom ground 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 147 years.



## Entrance Hall

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

## Reception Room

15'2" x 10'8" (4.62m x 3.25m)

Double glazed window to front, electric heater, emergency pull cord, coved ceiling, carpet, arch to kitchen.

## Kitchen

12'1" x 9'10" (3.68m x 3.00m)

Spot lights, part tiled walls, tiled flooring, wall and base units, single drainer sink, integrated appliances include electric hob, oven, extractor, fridge freezer, washing machine.

## Bedroom One

12' x 9'10" (3.66m x 3.00m)

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

## Shower Room

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

## Parking

Residents communal parking.

## Gardens

Residents communal gardens.

## Material Information

We have been advised by the sellers the following information:

Lease Remaining: 147

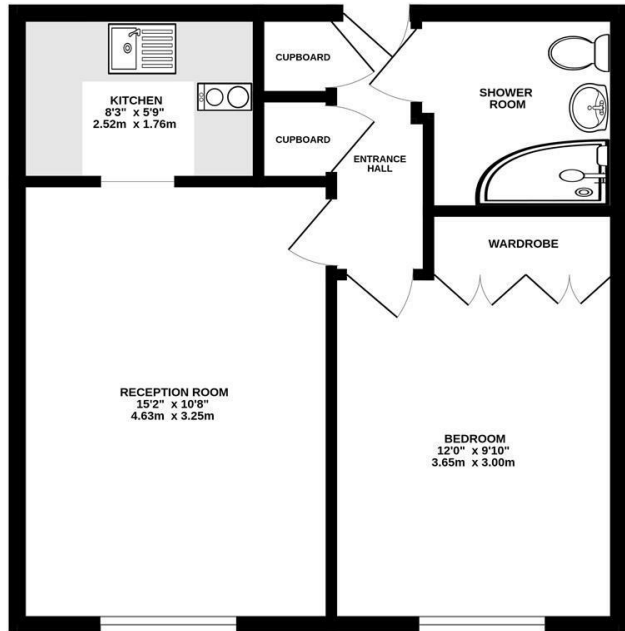
Annual Ground Rent: £0.00 (peppercorn)

Ground Rent Review Period: N/A

Review increase: N/A

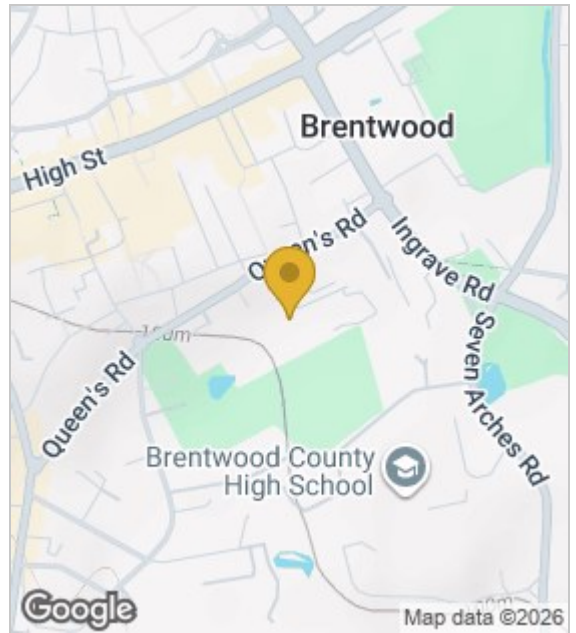
Annual Service Charge: £3,511.44

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.0 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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Energy Efficiency Rating	
Current	Potential
76	84

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.