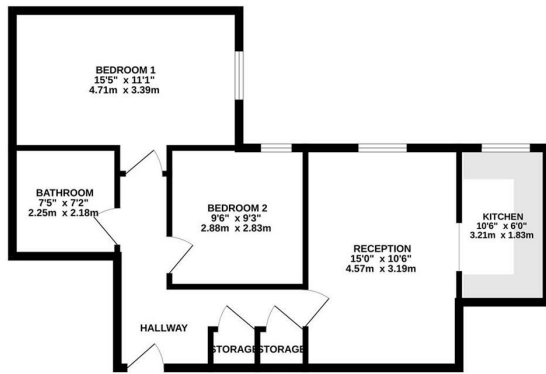




**Keith
Ashton**

Eastfield Road,
Brentwood

GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq ft (56.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Image © Keith Ashton Estate Agents



16 Queenswood House Eastfield Road, Brentwood, CM14 4HF

Offered for sale with no onward chain this well presented warden assisted ground floor apartment is set within the very popular Queenswood House retirement development for the over 60's, conveniently within walking distance to Brentwood's vibrant high street, offering a great mix of shopping and socialising opportunities. You will also be within an easy walk of Brentwood's mainline railway station, with its great transport links into London, and beyond with the newly opened Elizabeth Line, which also has a regular and direct service to Heathrow airport. Other local benefits include bus stops close by, plus a number of local doctors surgeries, and the attractive Shenfield Common, with its lovely pond and woodland just a short stroll away.

The apartment itself is bright and airy, well kept, and the spacious entrance hallway has two large storage cupboards, great for dropping off your coats and shoes before heading onwards into the living accommodation. The large living room has plenty of space for your sofas and armchairs and is open plan to the kitchen which is of modern design, with a good amount of cupboard units at both base and eye level, plus with the convenience of some integrated appliances. There are two double bedrooms, the main bedroom being very generously sized, plus a modern shower room, again nice and spacious.

Further communal benefits include an attractive light and airy residents lounge where regular activities take place, beautiful communal gardens with plenty of seating areas, guest facilities and private residents' parking. It also has the security of an emergency call system and there is a house manager on site.

PRICE £240,000

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(81-91) A			(81-91) A		
(69-80) B			(69-80) B		
(55-68) C			(55-68) C		
(39-54) D			(39-54) D		
(21-38) E			(21-38) E		
(13-20) F			(13-20) F		
(1-12) G			(1-12) G		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

SERVICES:

Local Authority: Brentwood
Council tax band: C
Post code: CM14 4HF

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

Brentwood
Tel. 01277 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel. 01277 202200

Explore more @ www.keithashton.co.uk

