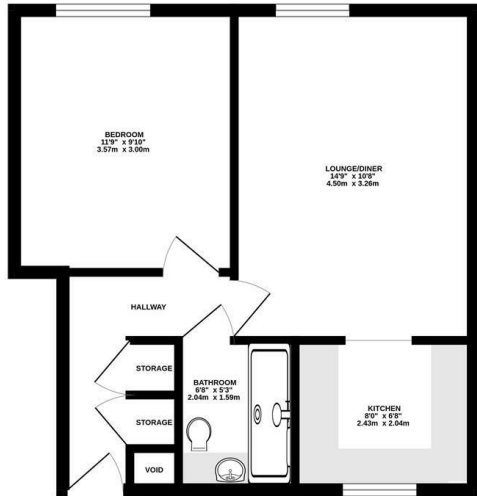




**Keith
Ashton**

Eastfield Road,
Brentwood

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 419 sq.ft. (38.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustration purposes only.
*Made with Letting Agents

£120,000



14 Queenswood House Eastfield Road, Brentwood, CM14 4HF

Situated within the sought-after Queenswood House retirement development for the over-60s, this one-bedroom ground-floor warden-assisted apartment enjoys a prime location just a short walk from Brentwood High Street, local bus stops, a doctor's surgery, and the mainline railway station.

The welcoming entrance hall includes built-in storage and leads to a spacious lounge, which opens into a well-equipped kitchen fitted with eye and base level units and ample space for appliances. The property also features a stylish contemporary shower room and a generous double bedroom with built-in wardrobes.

Queenswood House offers a range of excellent facilities, including an attractive communal lounge opening onto beautifully maintained gardens, private residents' parking, guest accommodation, and the support of an on-site house manager.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| 79 | 82 | A | A |
| <small>Very energy efficient - lower running costs</small> <small>(82 plus) A</small> <small>(81-81) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-28) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small> | | <small>Very environmentally friendly - lower CO₂ emissions</small> <small>(82 plus) A</small> <small>(81-81) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-28) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small> | |
| <small>EU Directive 2002/91/EC</small> <small>England & Wales</small> | | <small>EU Directive 2002/91/EC</small> <small>England & Wales</small> | |

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