



## Queenswood House, Eastfield Road

Brentwood, CM14 4HF

An excellent opportunity to purchase a first floor retirement apartment. The property consists of open plan lounge/diner, modern separate kitchen, spacious bedroom with built in storage, shower room, entrance hallway with plenty of storage, parking facilities, arranged social clubs, guest accommodation, communal lounge and gardens. Conveniently situated within walking distance of Brentwood High Street and Brentwood train Station enabling the new owner to remain as independent and social as possible.

**£130,000 - Leasehold - Council Tax: C**

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## Entrance Hall

Entrance door, two cupboards, emergency pull cord, intercom system, electric storage heater, vinyl flooring.

## Reception Room

15'2 x 10'9 (4.62m x 3.28m)  
Double glazed window to rear, emergency pull cord, electric storage heater, coved ceiling, carpet.

## Kitchen

8'3 x 5'9 (2.51m x 1.75m)  
Wall and base units, stainless steel single drainer sink, electric hob, oven, extractor, integrated fridge freezer, plumbing for washing machine, part tiled walls, vinyl flooring.

## Bedroom

11'11 x 9'10 (3.63m x 3.00m)  
Double glazed window to rear, emergency pull cord, built in wardrobes, electric storage heater,

coved ceiling, carpet.

## Shower Room

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

## Communal Gardens

Residents Communal Gardens

## Communal Parking

Residents Communal Parking Area

## Residents Communal Lounge

## Material Information

We have been advised by the sellers the following information:

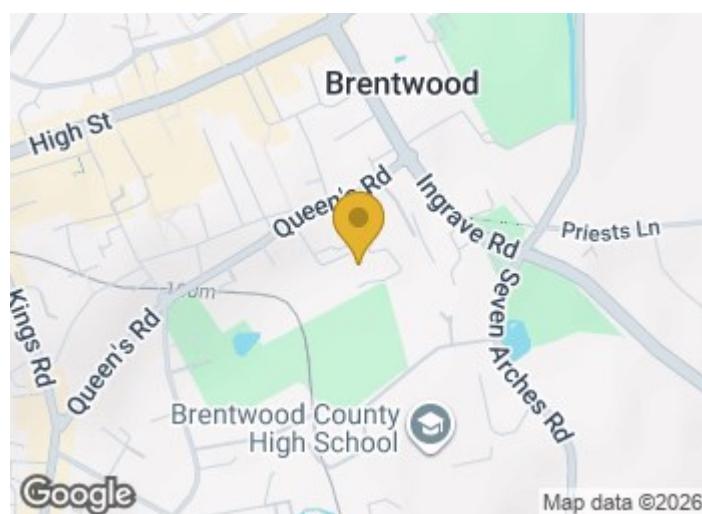
Lease Remaining: 57 years

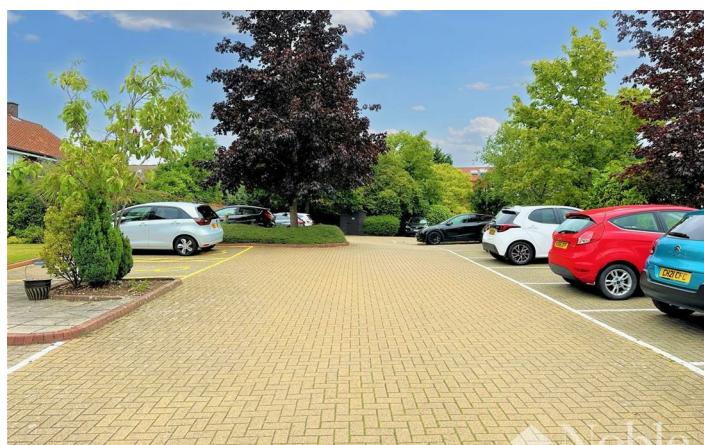
Annual Ground Rent: Peppercorn

Ground Rent Review: N/A

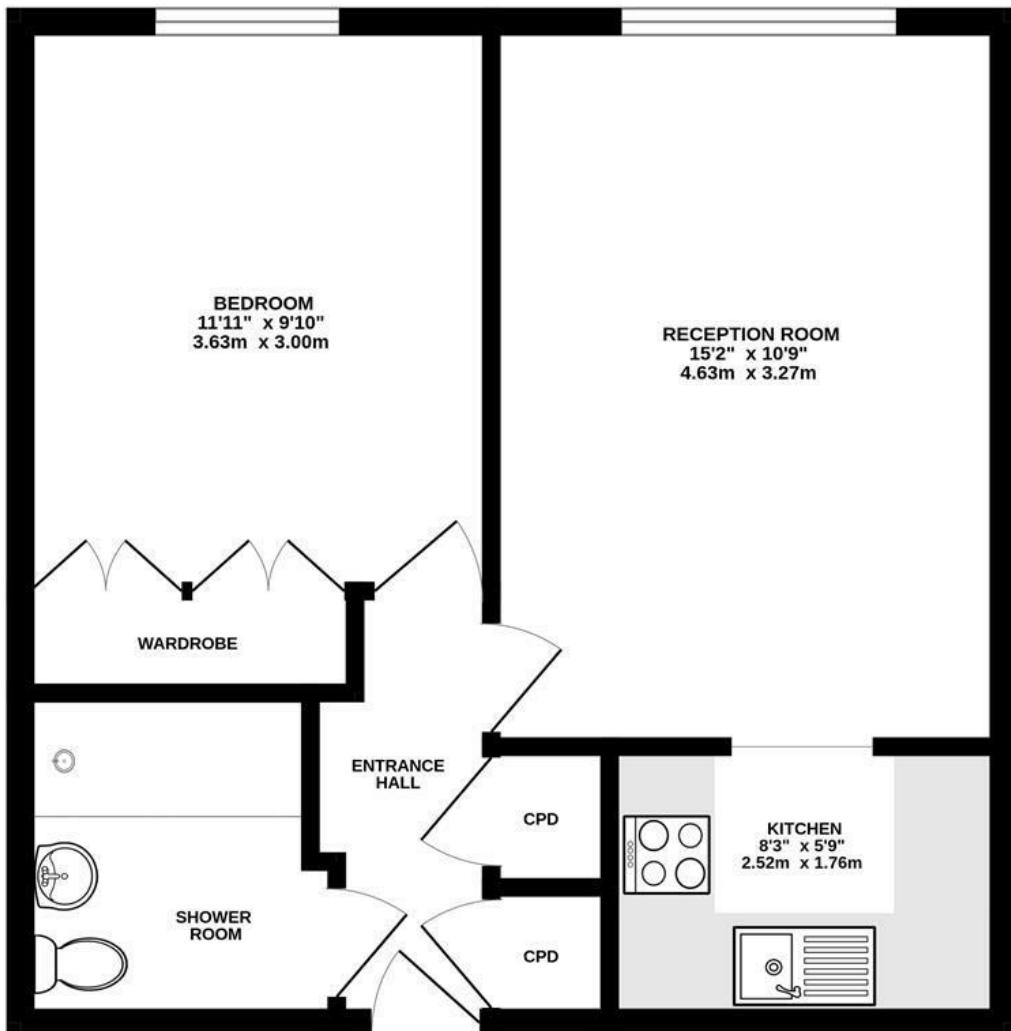
Review increase: N/A

Annual Service Charge: £3,080.64





FIRST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.1 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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Material Information:  
Council Tax Band: C  
Tenure: Leasehold

Energy Efficiency Rating		Current	Potential
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	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	EU Directive 2002/91/EC