



Eastfield Road

Brentwood, CM14 4HF

An excellent opportunity to purchase this two bedroom second floor retirement apartment. The accommodation includes entrance hall with two storage cupboards, reception room, kitchen, two bedrooms and a bathroom. Further benefits include a lift, residents lounge, communal gardens and parking. 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.

£175,000 - Freehold - Council Tax: C

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Entrance Hall

Entrance door, loft access, emergency pull cord, intercom system, electric storage heater, carpet.

Reception Room

16'8 x 10'9 (5.08m x 3.28m)

Double glazed bay window to rear, electric storage heater, emergency pull cord, carpet.

Kitchen

12'5 x 6'1 (3.78m x 1.85m)

Arch to reception room, wall and base units, stainless steel single drainer sink, electric hob, oven, extractor, microwave, integrated fridge freezer, plumbing for washing machine, part tiled walls, laminate flooring.

Bedroom One

11'8 x 8'10 (3.56m x 2.69m)

Double glazed sky light to rear, range of fitted bedroom furniture, electric storage heater, emergency pull cord, carpet.

Bedroom Two

11'8 x 6'6 (3.56m x 1.98m)

Double glazed sky light to rear, fitted wardrobes, electric storage heater, emergency pull cord, carpet.

Shower Room

Low level WC, vanity wash hand basin, walk in shower enclosure, extractor, electric heater, emergency pull cord, part tiled walls, vinyl flooring.

Communal Lounge

Residents communal lounge.

Communal Gardens

Residents communal gardens.

Parking

Residents parking.

Material Information

We have been advised by the sellers the following information:

Lease Remaining: 57

Annual Ground Rent: Peppercorn

Ground Rent Review Period: N/A

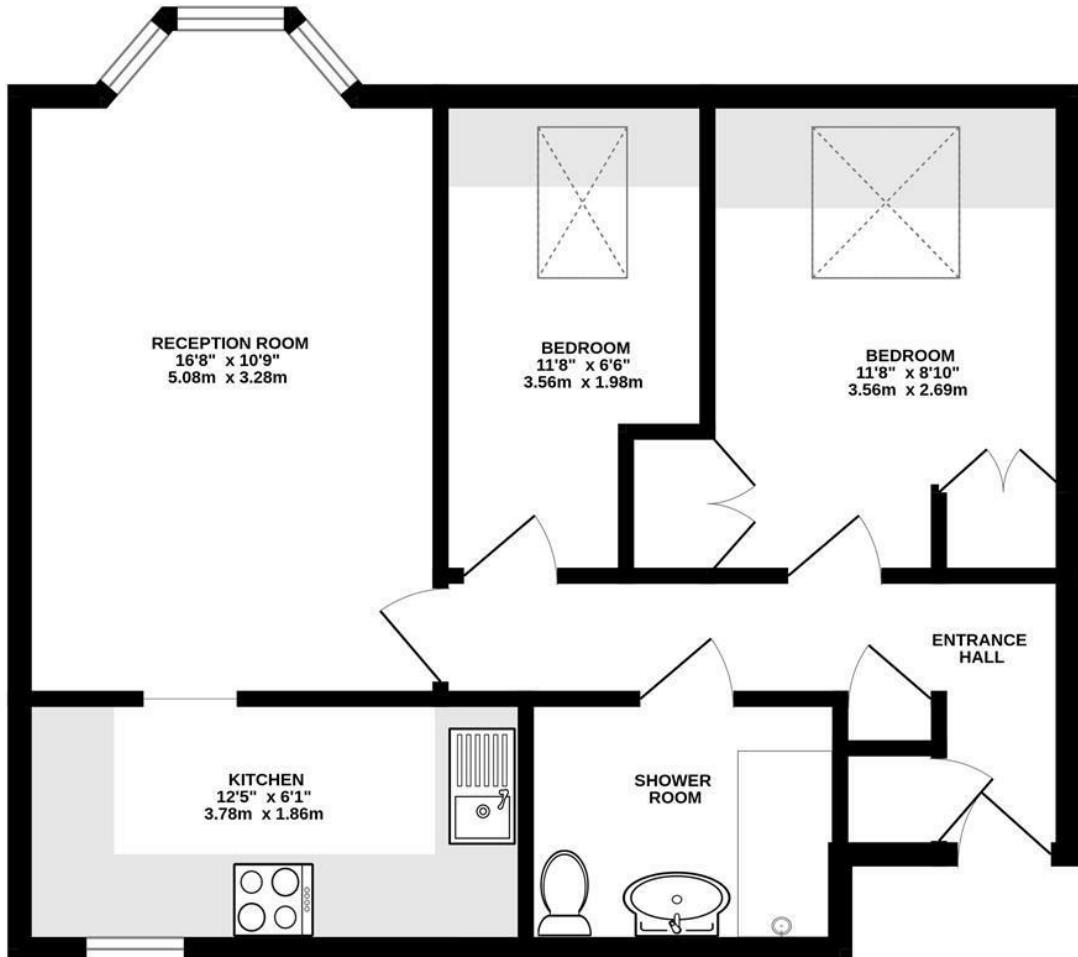
Review increase: N/A

Annual Service Charge: £3,514.92





SECOND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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: Freehold

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			