



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, 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.

£110,000 - Leasehold - Council Tax: C

Eastfield Road

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Entrance Hall

Entrance door, two storage cupboards, electric storage heater, emergency pull cord, intercom system, loft access, coved ceiling, carpet.

Reception Room

17'4 x 10'9 (5.28m x 3.28m)

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

Kitchen

7'11 x 5'10 (2.41m x 1.78m)

Double glazed window to side, wall and base units, stainless steel single drainer sink, electric hob, oven, extractor, plumbing for washing machine, part tiled walls, vinyl flooring.

Bedroom

11'2 x 9'8 (3.40m x 2.95m)

Double glazed window to rear overlooking communal gardens, built in wardrobes, emergency pull cord, electric storage heater, coved ceiling, carpet.

Wet Room

Frosted double glazed window to rear, low

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

Communal Gardens

Residents communal gardens.

Communal Lounge

Residents communal lounge.

Residents Parking

Residents parking available.

Material Information

We have been advised by the sellers the following information:

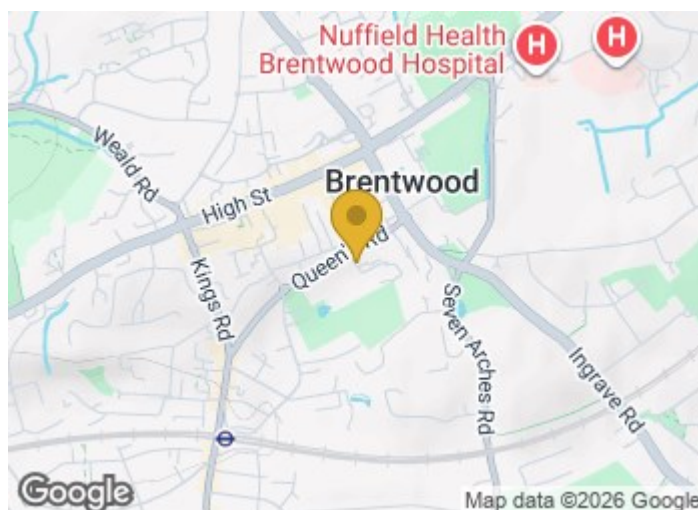
Lease Remaining: 57

Annual Ground Rent: Peppercorn

Ground Rent Review Period: N/A

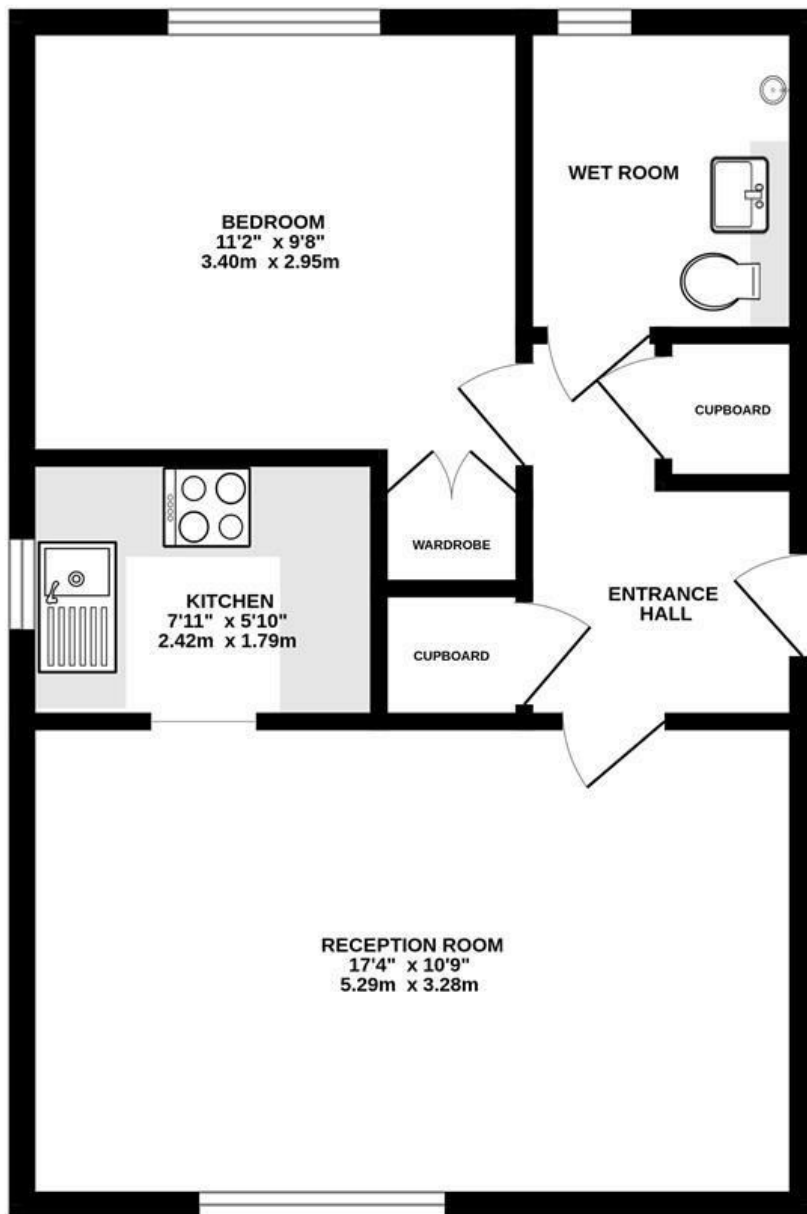
Review increase: N/A

Annual Service Charge: £2,914.00 per annum





FIRST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 456 sq.ft. (42.4 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		72	73
	EU Directive 2002/91/EC		

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			
England & Wales			
	EU Directive 2002/91/EC		