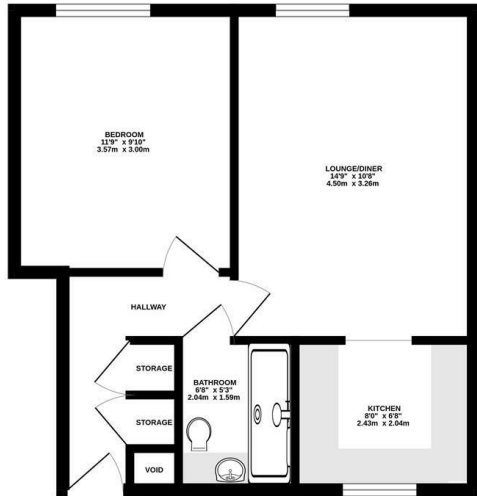




**Keith  
Ashton**

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

Guide Price £90,000



### 14 Queenswood House Eastfield Road, Brentwood, CM14 4HF

**\*\* GUIDE PRICE £90,000 - £100,000 \*\*** 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	82	A	A
<p>Very energy efficient - lower running costs</p> <p>(82 plus) A</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-28) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) A</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-28) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

#### 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](http://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](http://www.keithashton.co.uk)

Brentwood  
Tel. 01277 260858

Village Office  
Tel. 01277 375757

Lettings Office  
Tel. 01277 202200

Explore more @ [www.keithashton.co.uk](http://www.keithashton.co.uk)