



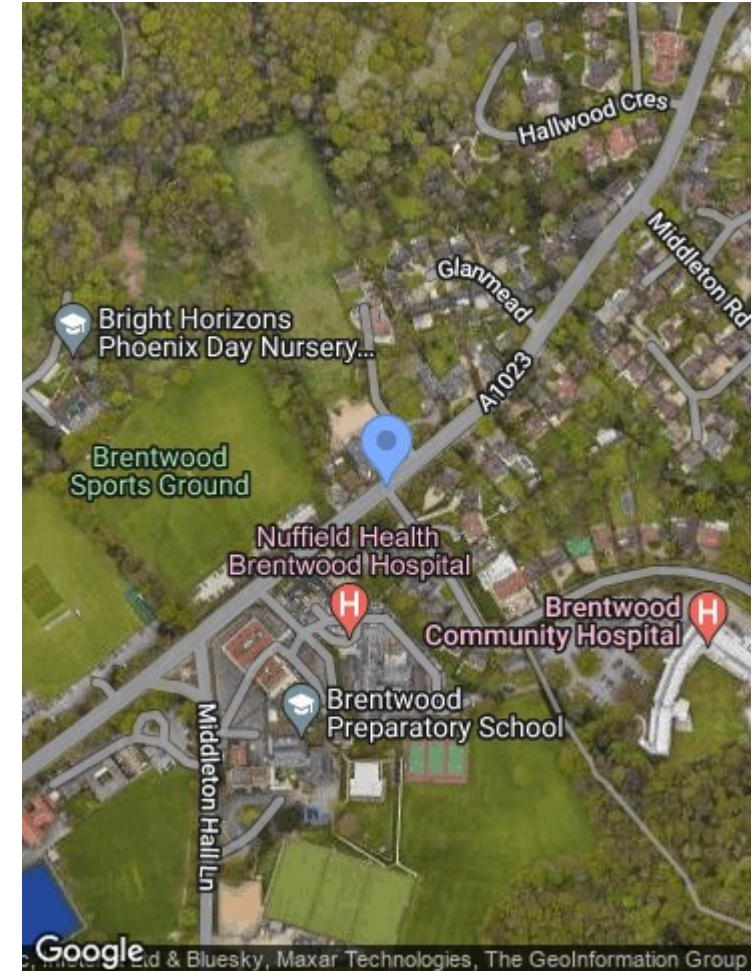
Keith
Ashton Land & New Homes

Shenfield Road, Shenfield
Brentwood

APARTMENT 6 - 'THE SHEAS' 41 SHENFIELD ROAD

Guide Price £875,000

Shenfield Brentwood, CM15 8EN



We are delighted to bring to market this BRAND NEW, gated development, consisting of just nine NEW BUILD luxury apartments. 'The Sheas' is perfectly positioned with views over open space to the rear, including the beautiful Merrymeade Country Park, ideal for a relaxing walk around its 84 acres, consisting of woods and grassland. For those looking for easy access into London, viewers will note that the development is within walking distance to both Brentwood and Shenfield mainline train stations, serving the Elizabeth Line and fast trains into London, where you will also find great high street shopping, bars and restaurants. Each apartment offers spacious living accommodation, en-suite bath, and/or, shower rooms, in addition to main bathrooms, air conditioning units and underfloor heating with luxury fittings throughout. Furthermore, there is secure allocated parking and landscaped communal gardens, plus private outdoor space for selected apartments.

- TWO DOUBLE BEDROOMS
- SEPARATE UTILITY ROOM
- 1093 SQ.FT OF ACCOMMODATION
- COUNTRYSIDE VIEWS
- LIVING AREA WITH LARGE BALCONY
- 0.8 MILES TO SHENFIELD STATION
- LUXURY FIRST FLOOR APARTMENT
- EASY WALK TO BRENTWOOD HIGH STREET

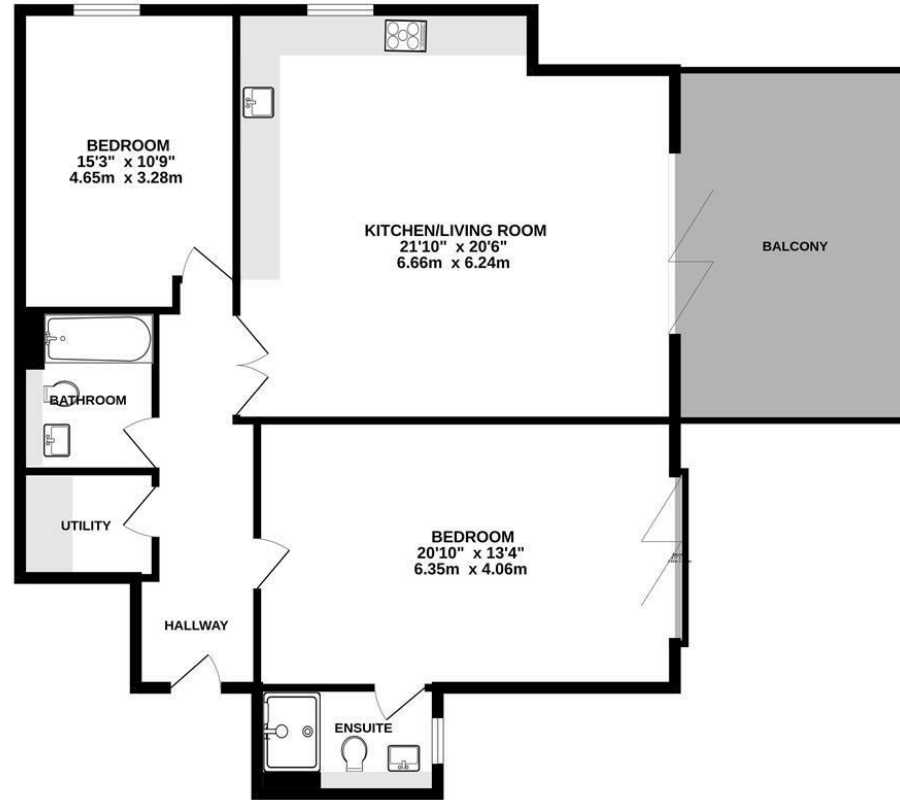
Apartment 6 'The Sheas' – (1093 sq.ft) This FIRST FLOOR, two, double bedroom apartment has a spacious hallway with doors to all rooms. A large master bedroom measures 20'10 x 13'4 benefits from a lovely 'Juliette' balcony with bi-folding doors and access into an en-suite shower room. In addition, there is also a main bathroom off the hallway.

A good-sized kitchen / living room has bi-folding doors which open onto an incredibly spacious balcony with a pleasant outlook. The kitchen is fitted in a range of quality 'Crabtree & Hargreeves' wall and base units with island unit with seating to one side. Integrated appliances include fridge/freezer, integrated oven and microwave and induction hob with extractor above. There is further space for a washing machine and tumble dryer in a separate utility off the hallway.

Throughout the apartment there are oak doors and flooring, luxury carpets and high spec fittings, including underfloor heating and air conditioning unit. There are two allocated parking bays provided along with visitor parking. There is also access to the landscaped communal gardens.



FIRST FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix C0224

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83		

Energy Efficiency Rating: A (83) / Potential: A (83)

Environmental Impact (CO₂) Rating: B (83) / Potential: B (83)

SERVICES:

Local Authority: Brentwood
Council tax band: E
Post code: CM15 8EN

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

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