



## Alexander Lane, Hutton

WN Properties are delighted to present this two bedroom, two bathroom ground floor apartment within an exclusive development of nine contemporary properties just minutes from Shenfield mainline station. Offering an incredible location, impressive specification and a thoughtful design both inside and out, this property features an open plan living space with contemporary high gloss kitchens including integrated appliances, wood effect flooring with underfloor heating and fitted plantation style shutters. The property comes with an allocated parking for one car and is available unfurnished from 12th September 2024. EPC B.

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£1,800.00 pcm

Council Tax Band D





### Entrance

Access via secure communal entry door and further communal door leads to private entrance door to;

### Entrance Hall

Wall mounted video entry phone. Wood effect flooring. Door to built in cupboard housing boiler.

### Lounge/Diner/Kitchen

19' 6" x 14' 11" (5.94m x 4.54m)

Lounge/Diner area: Wood effect flooring. Double glazed sash window and double glazed French doors to rear, with fitted plantation shutters. Spot lighting. Open-plan to Kitchen area: Fitted with a comprehensive range of gloss fronted units and quartz work surfaces. Fitted appliances including, dishwasher, integrated fridge/freezer, oven, ceramic induction hob, extractor fan and washer/dryer.

### Bedroom 1

12' 6" x 11' 3" (3.81m x 3.43m)

Wood effect flooring. Double glazed sash window to side with fitted plantation shutter. Door to;

### En-suite

Three piece suite including shower cubicle. Heated towel rail. Tiled walls and floor. Extractor fan. Obscure double glazed sash window to side.

### Bedroom 2

12' 6" x 8' 11" (3.81m x 2.72m)

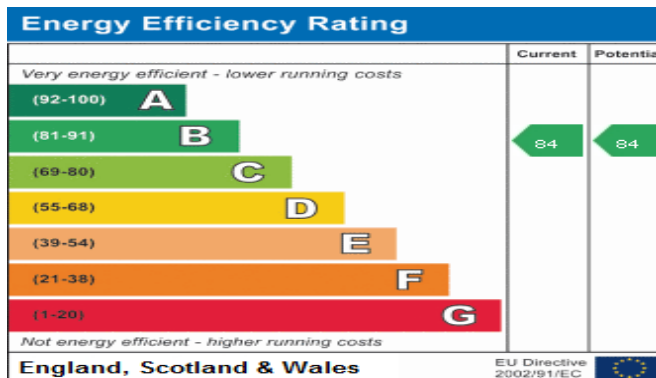
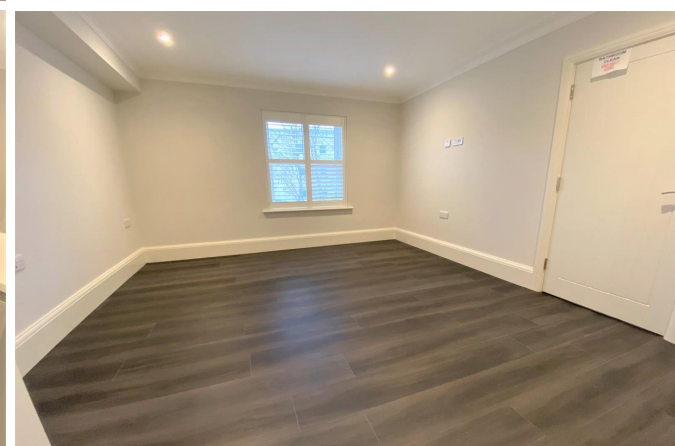
Wood effect flooring. Double glazed sash window to side with fitted plantation shutter.

### Bathroom

Fitted with a three-piece suite including panelled bath. Tiled walls and floor. Heated towel rail. Extractor fan.

### Exterior

Shared driveway and remotely operated security gates to side of block gives access to rear parking area. Allocated parking for one car. Communal garden area. Communal bin store.



Address:  
Alexander House

## HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.

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Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the landlord and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the rental and therefore must be verified by you/your representative before terms of contract are agreed. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from unfair Trading Regulations 2008 and the Business Protection from Misleading Regulations 2008.