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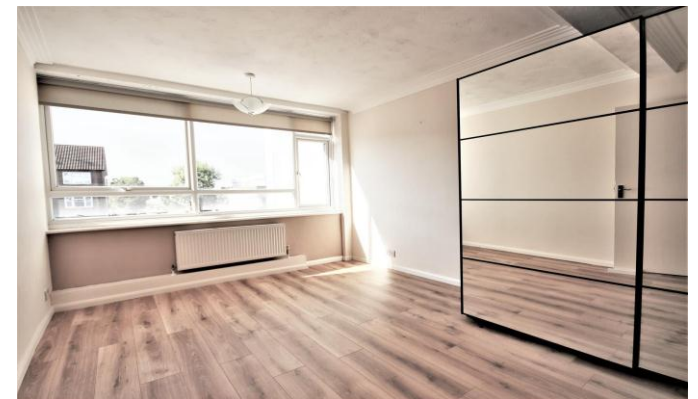
Viceroy Parade, Hutton Road, Shenfield

WN
PROPERTIES

Hutton Road Shenfield

£259,995

Centrally situated adjacent to Shenfield mainline station for London, this well presented two bedroom first floor apartment is offered for sale with no onward chain and is ideal for first time or investment buy-to-let purchasers. The accommodation comprises; entrance hall, lounge/diner, modern fitted kitchen with appliances, a modern bathroom with shower bath and two good size double bedrooms. The property also enjoys wood style laminate flooring, double glazing and gas central heating. Shenfield Broadway offers an array of shops, bars and restaurants as well as a fast and frequent rail service to London which includes the Elizabeth Line for the West End and Heathrow Airport beyond. There is also the added benefit of an extended lease with 135 years remaining. EPC C.



Entrance

Entrance accessed via communal rear staircase. Entrance door to;

Entrance Hall

Built in cupboard housing gas fired boiler. Wood laminate flooring and access to;

Lounge/Diner 15' 5" x 10' 5" (4.70m x 3.17m) max.

Wood laminate flooring and double glazed window to rear.

Kitchen 9' 2" x 7' 6" (2.79m x 2.28m) max.

Modern fitted base and wall cabinets with contrasting wood style work surfaces. Gas hob and split level oven, intergrated fridge

and space for washing machine. Double glazed window to rear aspect.

Bedroom 1 14' 7" x 10' 7" (4.44m x 3.22m)

Wood laminate flooring and double glazed window to front aspect.

Bedroom 2 10' 6" x 9' 8" (3.20m x 2.94m)

Wood laminate floor and double glazed window to front aspect.

Bathroom

Modern fitted suite comprising; shower bath with fitted screen, wash hand basin with cupboard beneath and WC. Tiled walls and double glazed window to front.


Agents Note

Tenure; Leasehold 189 from 1979.
Service Charge £373.56 per quarter.
Insurance £218 per annum.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band B

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Total floor area 57.1 sq.m. (615 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate.