



**Ardleigh Court, Shenfield**



# Ardleigh Court Shenfield

£405,000

A spacious 860 sq ft (82 sq metre) two bedroom ground floor apartment recently refurbished with the benefit of a private rear garden. Located close to Shenfield Broadway, perfect for London commuting with fast and frequent mainline railway services, including the Elizabeth Line for the West End and Heathrow Airport beyond. A communal hallway with security entry leads to the property that comprises; spacious hallway with built in storage cupboards, dual aspect front to rear lounge leading to a re-fitted kitchen with appliances, two double bedrooms with fitted wardrobes and separate bathroom/WC. A private rear garden with gated access leads to communal gardens, refuse storage areas and parking area with two permits for communal parking. The property is offered for sale with no onward chain. EPC C.



### **Communal Entrance Hall**

Security entry system. Entrance door to communal entrance hall. Door to;

### **Entrance Hall**

Two built in cupboards and doors to;

**Lounge/Diner** 25' 2" x 12' 7" (7.66m x 3.83m)

Bright and spacious dual aspect room with French doors to front and rear

leading to a small private garden at the rear. Open plan access to;

**Kitchen** 9' 0" x 8' 2" (2.74m x 2.49m) max.

Re-fitted with grey coloured base and wall mounted cupboards with contrasting work surfaces Inset oven and ceramic hob with stainless steel extractor fan above.

Integrated washing machine, fridge/freezer and dishwasher. Matching cupboard housing gas fired boiler. Window to front.



**Bedroom One** 13' 3" x 12' 1" (4.04m x 3.68m) to front of wardrobe.

Fitted wardrobes with grey coloured panelled sliding doors and window to rear.

**Bedroom Two** 12' 10" x 10' 1" (3.91m x 3.07m)

Window to rear and fitted wardrobes with grey coloured sliding doors. Further built in storage cupboard and window to rear.

### **Bathroom**

White suite comprising; bath with shower over and fitted shower screen, WC. and pedestal wash hand basin. Tiled walls and window to side aspect.

### **Externally**

Private garden area with trellis fencing and gate leading to communal gardens. Refuse storage area and communal residents parking with two parking permits included with this property.

### **Agents Note**

Tenure – Leasehold - 125 year lease registered on completion of sale.

Ground Rent - Peppercorn

Service Charge - £1,276.04 for the year, charged at £319.01 quarterly.











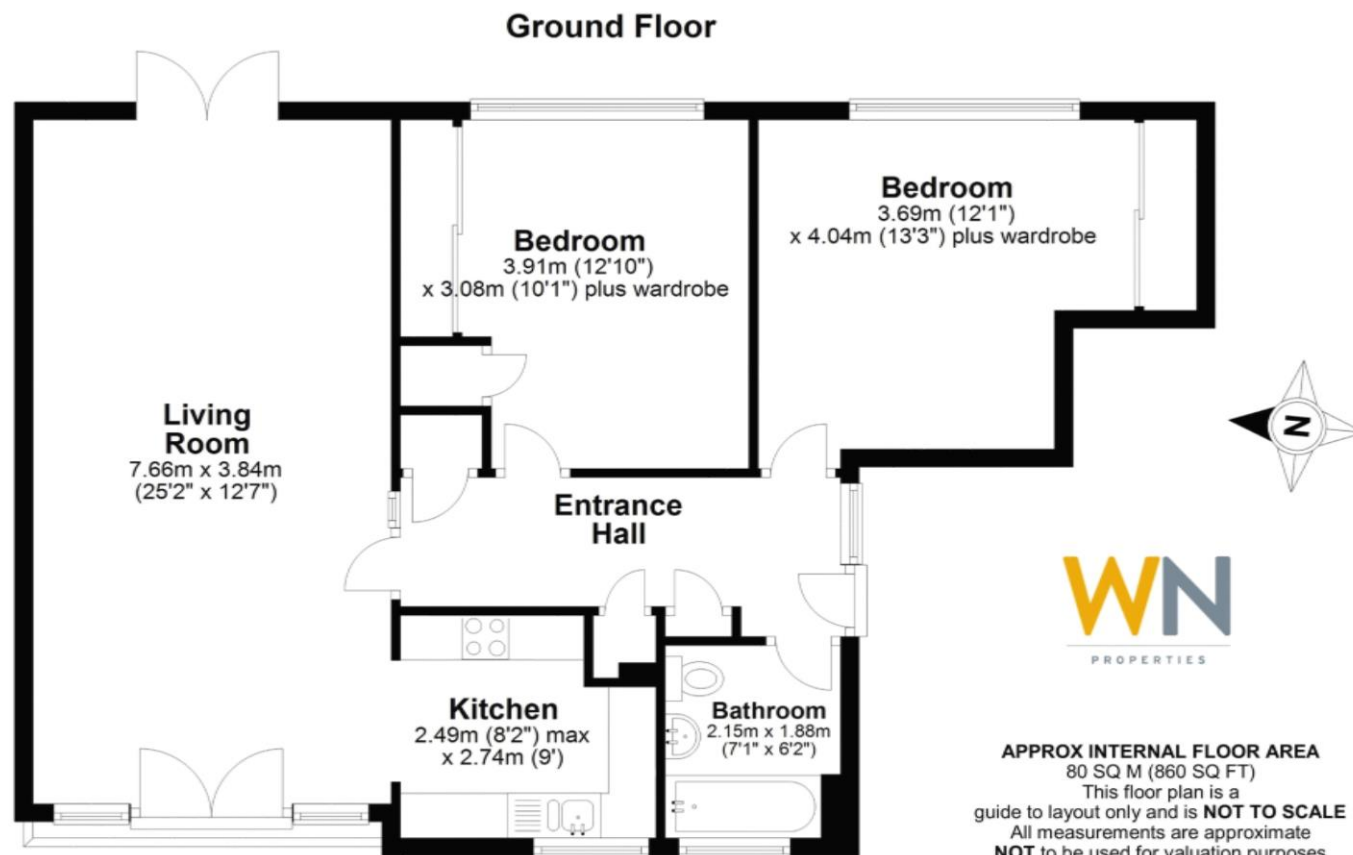
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band D

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**APPROX INTERNAL FLOOR AREA**  
80 SQ M (860 SQ FT)  
This floor plan is a  
guide to layout only and is **NOT TO SCALE**  
All measurements are approximate  
**NOT** to be used for valuation purposes  
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