



Ardleigh Court, Shenfield

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£339,995

Spacious ground floor two bedroom apartment in this very popular and sought after location behind Shenfield Broadway. A communal hallway leads to a spacious entrance hall with built in storage cupboards, large lounge/diner, kitchen with appliances and white fitted bathroom. Shenfield station is nearby with a fast and frequent service to London including the Elizabeth Line for the West End and Heathrow airport beyond. Communal gardens surround the property and there is a communal parking area with two parking permits allocated. Vacant possession, no onward chain. EPC C.



Communal Entrance Hall
Security entry system and entrance door to;

Entrance Hall
Three built in cupboards and doors to;

Lounge/Diner 25' 1" x 12' 5" (7.64m x 3.78m)

Bright and spacious dual aspect room with French doors and further window to rear.

Kitchen 9' 0" x 8' 11" (2.74m x 2.72m) max.

L-shaped with built in cupboard. Fitted base and wall mounted cupboards with contrasting coloured Formica work surfaces. Inset oven

and hob with extractor fan above, space for washing machine and fridge/freezer. Window to rear.

Bedroom One 12' 6" x 9' 1" (3.81m x 2.77m) to front of wardrobe.

Fitted wardrobes with sliding doors to be fitted at the time of dictation and window to rear.

Bedroom Two 12' 6" x 9' 4" (3.81m x 2.84m) to rear of wardrobe.

Window to rear. Fitted wardrobes with sliding doors to be fitted at the time of dictation.

Bathroom 6' 4" x 6' 0" (1.93m x 1.83m)

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

Externally

Communal gardens, refuse storage area's and communal residents parking with two parking permits included with this property.

Agents Note

Tenure - Leasehold New 125 year lease from 2024. Ground Rent - Peppercorn
Service Charge - Requested.





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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