

Ardleigh Court, Shenfield



## Ardleigh Court Shenfield

£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 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**

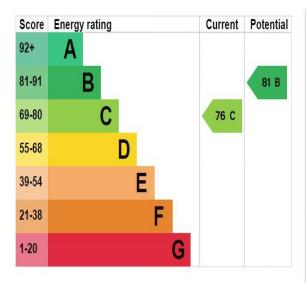
Tenure - Leasehold New 125 year lease from 2024. Ground Rent - Peppercorn Service Charge - Requested.











Council Tax Band D

148 Hutton Road Shenfield Essex CM15 8NL

01277 225191

## admin@wnproperties.co.uk wnproperties.co.uk











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