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Ardleigh Court, Shenfield



Ardleigh Court Shenfield

Offers in the Region Of
£325,000 - £350,000

A spacious two bedroom first floor apartment, ideally situated behind Shenfield Broadway which is perfect for London commuting via the mainline station that offers a fast and frequent service including the Elizabeth Line for the West End and Heathrow Airport beyond. A communal hallway with security door entry leads to the property that comprises; spacious hallway with built in storage cupboards, dual aspect lounge/diner with Juliet balcony, two double bedrooms with built in wardrobes, fitted kitchen with appliances and bathroom. Externally there are communal gardens, refuse storage areas and parking area with two permits for communal parking. Offered for sale with no onward chain.



Communal Entrance Hall
Security entry system. Entrance door to large communal hallway with wood style floor and stairs leading to second floor. Entrance door to;

Entrance Hall
Three built in cupboards and doors to;

Lounge/Diner *26' 2" x 12' 5"*
(7.97m x 3.78m)
Bright and spacious dual aspect room with French doors to Juliet balcony overlooking the front and window to rear.

Kitchen *9' 1" x 4' 2" x 8' 0" x 5' 5"*
(2.77m x 1.27m x 2.44m x 1.65m)
L-shaped with built in cupboard. Fitted base and wall mounted cupboards with contrasting coloured formica

work surfaces and matching upstands. Inset oven and hob with cooker hood above, space for washing machine and fridge/freezer. Window to front.

Bedroom One *12' 6" x 9' 7"*
(3.81m x 2.92m)
Fitted wardrobes with grey coloured panelled effect sliding doors and window to rear.

Bedroom Two *10' 2" x 9' 3"*
(3.10m x 2.82m)
Window to rear and fitted wardrobes with grey coloured panelled effect sliding doors. Built in storage cupboard.


Bathroom *7' 0" x 6' 0"* *(2.13m 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 areas 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 - £1,276.04 for the year, charged at £319.01 quarterly.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Council Tax Band D

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All measurements are approximate
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