



wnproperties.co.uk

Ardleigh Court, Shenfield

Ardleigh Court Shenfield

Offers in the Region Of
£350,000 - £375,000

Very spacious 85 sq metre (914 sq ft) two bedroom first floor apartment offering the unusual benefit of a garden terrace as well as being 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



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

Entrance Hall
Three built in cupboards and doors to;

Lounge/Diner 25' 8" x 12' 5" (7.82m x 3.78m)
Bright and spacious triple aspect room with French doors to Juliet balcony

overlooking the front, window to rear and French doors to outside terrace.

Terrace
An attractive outside terrace with artificial grass and Upvc fencing to front and rear.

Kitchen 8' 9" max x 8' 5" max (2.66m x 2.56m) into door recess.
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' 8" x 12' 7" (3.86m x 3.83m) to front of wardrobes.
Fitted wardrobes with grey coloured panelled effect sliding doors and window to rear.

Bedroom Two 12' 7" x 9' 7" (3.83m x 2.92m) to rear of wardrobes.
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	

www.EPC4U.COM

Council Tax Band D

148 Hutton Road
Shenfield
Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.