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# Kestrel Close, Shenfield

# Kestrel Close

£350,000

A luxurious second floor apartment which is situated within the exclusive Nola development in the heart of Old Shenfield. Extremely well-presented accommodation in a convenient location positioned between Brentwood and Shenfield. 0.9 miles from Shenfield's mainline station providing a fast and frequent service to London that includes an extended Elizabeth Line service to the West End and Heathrow airport. Brentwood High Street and shops is 0.7 miles. Accommodation comprises open-plan living area leading to kitchen with integrated appliances, large walk-in utility cupboard from the hallway, double bedroom and luxurious bathroom. Allocated parking for one car. EPC B.



### Communal Entrance

Secure entry to communal access and staircase leading to second floor and further security door and entrance door leading to;

### Entrance Hall

Intercom system. Double doors to built in utility area comprising; freestanding washer dryer and electricity meter. Wood effect floor.

### Reception/Kitchen 26' 6" max x 13' 11" max (8.07m max x 4.24m max)

Illuminated media wall. Double doors to Juliette balcony. Door to built in storage housing gas boiler. Wood effect flooring. Open-plan to kitchen area; grey gloss wall mounted and base level units with white quartz style worktops. Appliances include; four ring ceramic hob with cooker hood above and single electric oven beneath, integrated fridge/freezer and dishwasher.

### Bedroom 13' 4" x 9' 9" (4.06m x 2.97m) to rear of wardrobes

Fitted wardrobes, Fitted desk to adjacent wall

### Bathroom

White suite comprises; back to wall WC, wash hand basin and panelled bath with tiled surround, fitted shower and glazed screen. Heated towel rail. Illuminated mirror. Tiled floor.

### Exterior

Secure electric entrance gate leading to beautifully landscaped gardens, which leads onto woodland. Allocated parking for one car with one visitors permit. Communal covered cycle store.

### Agent note

Service charge: To be confirmed Tenure - Leasehold - 996 years Ground rent : To be confirmed



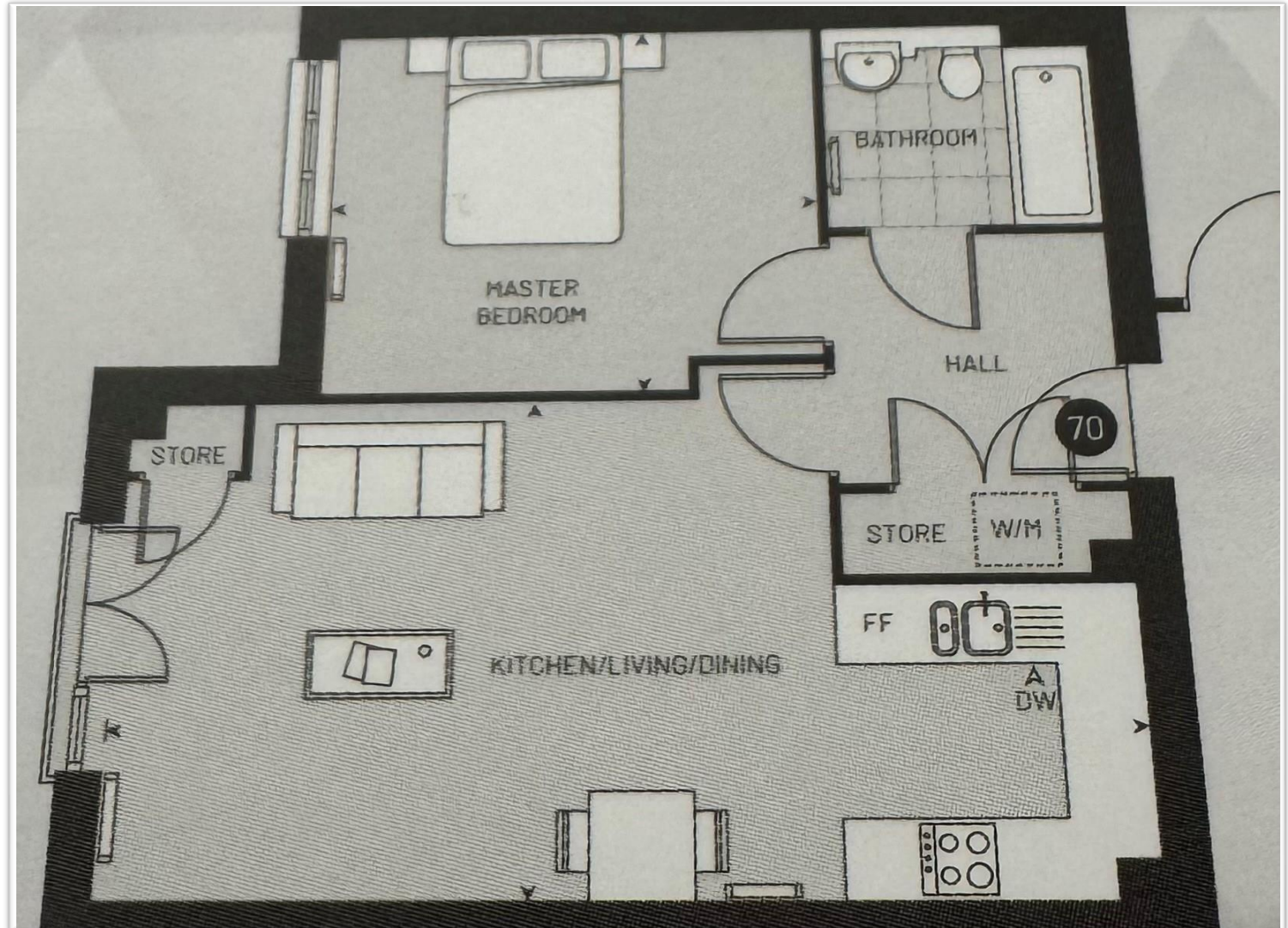


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
www.EPC4U.COM		

Council Tax Band D

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