



# Ardleigh Lodge, Shenfield



# Hutton Road

## Shenfield

£359,500

An immaculately presented ground floor apartment conveniently situated behind Shenfield Broadway, ideal for easy access to the mainline station for London commuting. A secure entry system opens into a communal hallway that in turn leads to the entrance to the apartment. The accommodation enjoys underfloor heating and comprises; spacious entrance hall leading to an open plan kitchen/living room with sliding doors to an outside courtyard area. The fully equipped kitchen includes a dishwasher, oven, hob, extractor, fridge/freezer and washing machine and the whole apartment has underfloor heating and a Lutron lighting system. In addition, there are two bedrooms with fitted wardrobes with an en-suite shower room to the master bedroom and well appointed family bathroom. From the communal hallway there is access to a storage room with large allocated storage cupboard and access to the outside. There is also a garage



situated in a nearby block, along with two parking permits in the communal carpark that is surrounded by well maintained gardens. Shenfield Broadway provides an excellent selection of shops, bars and restaurants and the station offers a fast and frequent service to London including the Elizabeth Line for the West End and Heathrow airport beyond. EPC C.

## Entrance Hall

**Living Room/ Kitchen Area** 16' 8" x 13' 0"  
(5.08m x 3.96m)

## Courtyard Garden

**Bedroom One** 14' 9" x 9' 6" (4.49m x 2.89m)  
*to rear of wardrobes.*

## En-suite Shower

**Bedroom Two** 11' 6" x 7' 5" (3.50m x 2.26m)  
*to rear of wardrobe.*

## Bathroom

## Storage Cupboard

## Garage

## Two Parking Permits

**Tenure** – Leasehold 125 years from 2011,  
112 years remaining.

**Ground Rent** - £250.00 p.a.

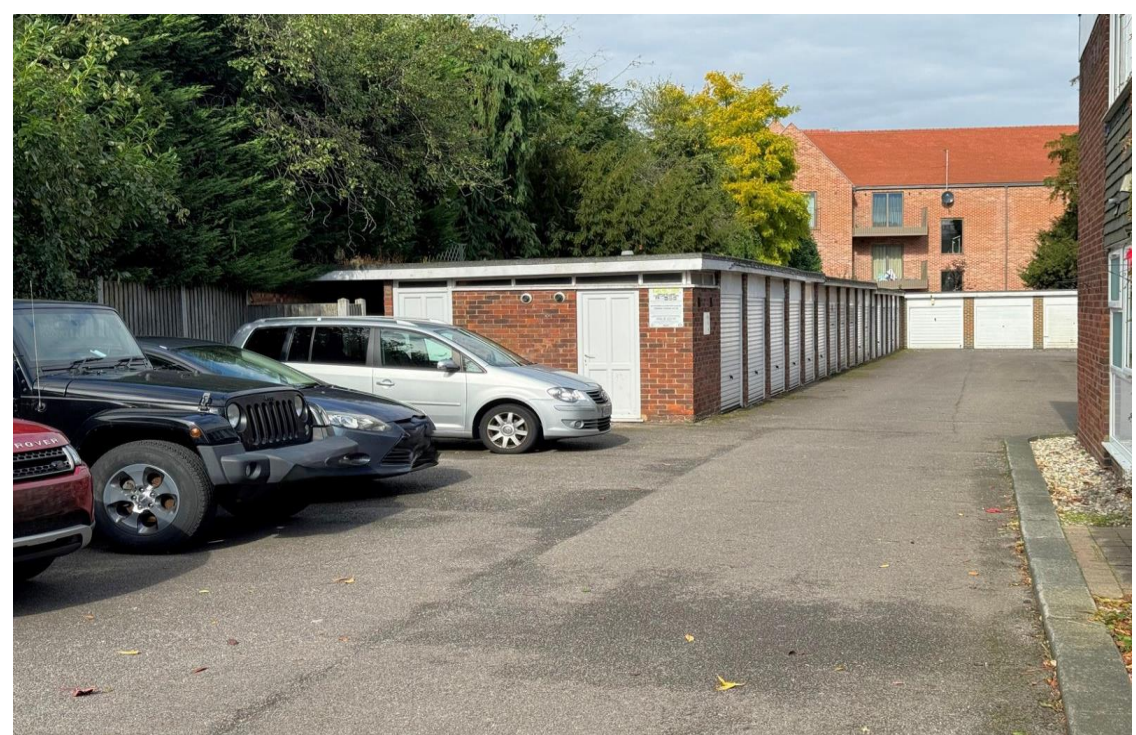
**Service Charge** – £2,400.00 approx pa TBC.















### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	73	78
(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	

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Council Tax Band D

148 Hutton Road  
Shenfield  
Essex CM15 8NL  
**01277 225191**

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



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