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Kestrel Close, Shenfield

WN
PROPERTIES

Kestrel Close

£425,000

A luxurious third floor, two bedroom apartment, 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 within 0.7 miles. Accommodation comprises; open-plan living/kitchen area with integrated appliances, large walk-in utility cupboard from the hallway, two double bedrooms and luxurious bathroom. Allocated parking for one car. EPC B.



Communal Entrance

Secure entry to communal access and lift leading to third floor and further security door and entrance door leading to;

Hallway

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

Living/Kitchen Area 20' 8" into sloping ceiling x 13' 7" (6.29m into sloping ceiling x 4.14m)

Open-plan 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. Wood effect flooring.

Master bedroom 14' 6" into sloping ceiling x 9' 6" (4.42m into sloping ceiling x 2.89m)
Window to rear.

Bedroom 2 11' 4" into sloping ceiling x 7' 1" front of wardrobe (3.45m into sloping ceiling x 2.16m front of wardrobe)

Bespoke fitted wardrobes. Window to rear.

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.

Agent note

Service Charge: £1600 November 2023 - November 2024

Lease: 999 years from 24/06/2021

Ground rent: Peppercorn





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(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

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