



Clune Court, Shenfield

Hutton Road

Shenfield

£695,000

Extremely spacious first floor apartment in central Shenfield within the Broadway, ideal for the shops, restaurants, bars and mainline station. From the communal entrance a lift rises to the first floor and from the entrance hall double doors lead to a generous lounge/dining room with west facing balcony. This leads to a fitted kitchen with quality appliances and there is a separate utility room with deep storage cupboard accessed from the entrance hall. The master bedroom has built in storage and leads to a large en-



suite shower room. There is also a second bedroom and family bathroom. The apartment benefits from well maintained communal gardens and a garage situated in a block behind Clune Court. No onward chain. EPC C.

Entrance Hallway

Lounge/Dining Room 24' 0" x 26' 7" max
(7.32m x 8.09m)

Kitchen 10' 3" x 10' 1" (3.13m x 3.07m)

Utility Room 5' 5" x 5' 2" (1.66m x 1.57m)

Master bedroom 16' 7" x 13' 8" (5.05m x 4.16m)

En-suite 10' 8" x 6' 4" (3.25m x 1.94m)

Bedroom Two 13' 0" x 8' 4" (3.97m x 2.55m)

Bathroom 8' 8" x 6' 11" (2.65m x 2.12m)

Garage 9' 0" x 17' 0" (2.74m x 5.18m)

Agents Note

£700.00 per quarter for maintenance

£150.00 per quarter for lift maintenance

Share of one thirteenth of Freehold











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	82

England & Wales

EU Directive
2002/91/EC



WWW.EPC4U.COM

Council Tax Band G

148 Hutton Road

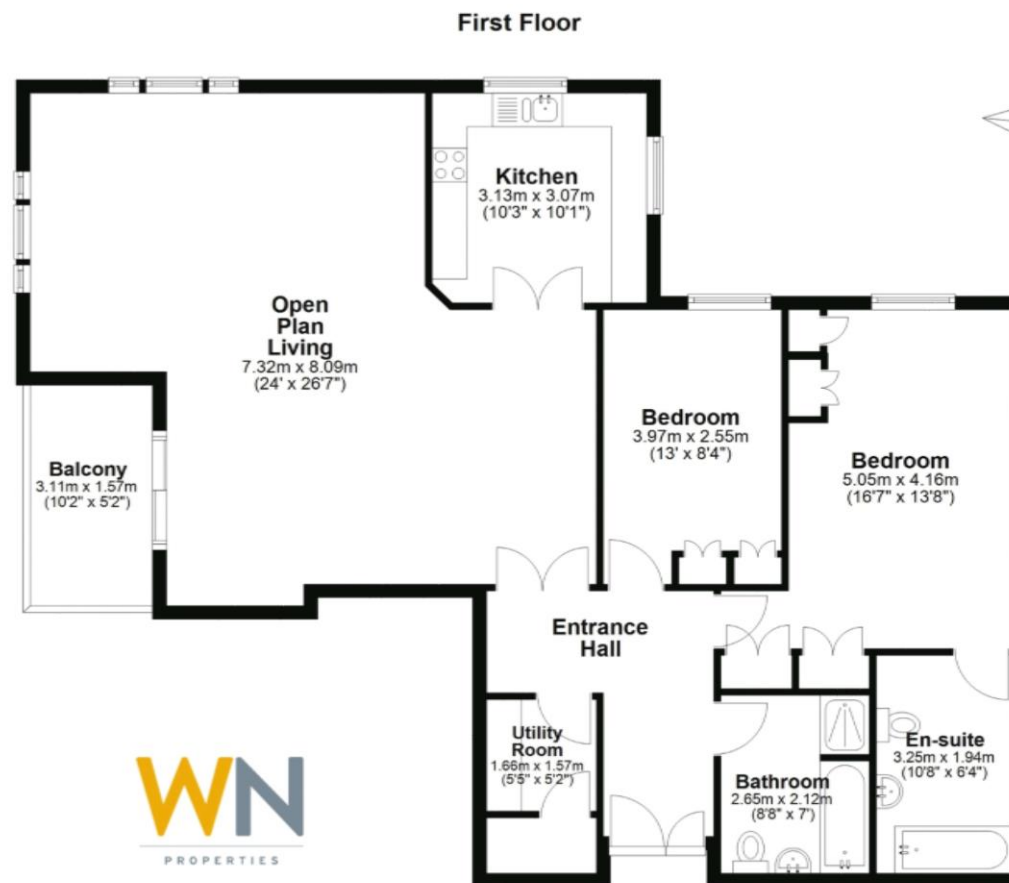
Shenfield

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Outbuilding



APPROX INTERNAL FLOOR AREA
112 SQ M (1200 SQ FT)
OUTBUILDING 14 SQ M (150 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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