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Ardleigh Lodge, Hutton Road Shenfield



Ardleigh Lodge Shenfield

£320,000

This beautifully presented one-bedroom apartment with garage, situated on the second floor and built in 2013, offers spacious and well-appointed living accommodations near the heart of Shenfield. The open-plan design seamlessly integrates the lounge, dining, and kitchen areas, which come equipped with integrated appliances. The bedroom boasts fitted wardrobes and a charming feature oriel window. Additional highlights include a modern bathroom and a hallway with skylight window, enhancing the sense of space and light. Underfloor heating, Juliet balcony and a garage further enhance the appeal of the property that also includes two communal parking permits. There is also a communal indoor refuse storage area, along with a dedicated built in storage cupboard. Located very near on Shenfield Broadway, residents can take advantage of an exceptional range of shops, bars, and restaurants, as well as convenient access to the mainline station, which offers a fast and frequent service to London, including the Elizabeth Line to the West End and Heathrow Airport. EPC C.



Communal Entrance

Video entry via double glazed door to communal hall with Amtico flooring, oak balustrade to carpeted staircase rising to second floor. meter cupboards, door to refuse storage area.

Entrance Hallway

Oak entrance door, attractive oak style Amtico flooring with underfloor heating and wall mounted thermostat,

cupboards housing underfloor heating boiler and electrics. Feature skylight window, oak doors to:

Lounge/Dining/Kitchen 17' 9" x 14' 10" (5.41m x 4.52m)

Superb area with Amtico flooring and underfloor heating, Sonos speaker system, double glazed door to Juliet balcony and wall mounted TV point. Space for dining table and chairs. Well

fitted kitchen area fitted with beige coloured base and wall cabinets complimented by granite work surface incorporating one and a half bowl inset sink and waste disposal. Slimline integrated dishwasher and Hotpoint washer/dryer. Built in Neff oven and ceramic hob with Elica pull out cooker hood above. Integrated fridge/freezer and under cabinet lighting with additional LED lighting above the kick plate. Window to side.

Bedroom One 12' 3" x 12' 0" to rear of wardrobes (3.73m x 3.65m)

Fitted wardrobes, feature Oriel window to side with deep window ledge and underfloor heating with wall mounted digital thermostat.

Bathroom

Duravit fitted suite complimented by Porcelanosa tiled walls and floor with underfloor heating. Shower bath with glass screen and shower over, wall mounted semi pedestal wash hand basin and mixer tap and close coupled w.c. Chrome heated towel rail, extractor fan and shaver point concealed in mirror fronted bathroom cabinet. Window to rear.



Externally

Communal gardens are mainly laid to lawn with established flower and shrub borders, side access to Refuse Storage room with allocated storage cupboard, fitted bike rack and door to communal hallway.

Parking

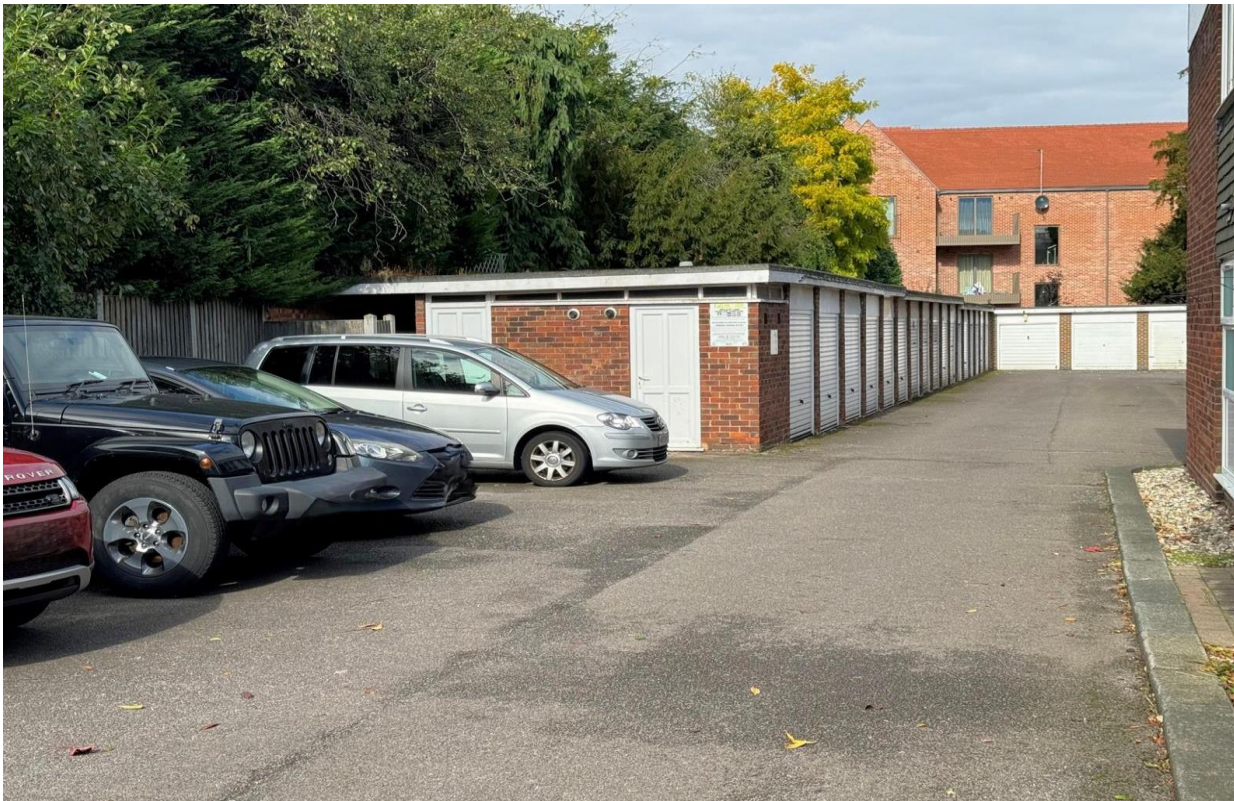
Two permits for communal parking area and garage situated in block nearby.


Agents Note

Tenure - Leasehold 125 years from June 2013.

Ground Rent £250 per annum.

Service charge £2410 per annum



| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

Council Tax Band C

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