



## Hutton Road, Shenfield

An immaculately presented ground floor two bedroom apartment conveniently situated behind Shenfield Broadway, ideal for easy access to the mainline station for London commuting. Features include; underfloor heating, Lutron lighting, fitted kitchen with integrated appliances, luxurious en-suite and bathroom. Including an outside courtyard area, personal storage cupboard, single garage and permit parking for up to two vehicles, the property is immediately available, unfurnished. EPC C.

01277 225191  
 lettings@wnproperties.co.uk



£1,600 pcm

Council Tax Band D





Entrance Hall via Communal Lobby

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

Access to courtyard garden

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

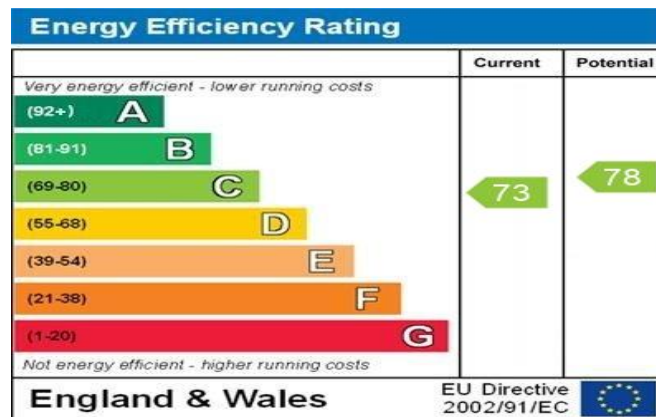
En-suite Shower Room

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

Bathroom

Personal Storage Cupboard to Communal  
recycling/refuse room

Garage in block and two parking permits



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## HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.

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Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the landlord and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the rental and therefore must be verified by you/your representative before terms of contract are agreed. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from unfair Trading Regulations 2008 and the Business Protection from Misleading Regulations 2008.