



Ardleigh Court, Hutton Road, Shenfield

Ardleigh Court Hutton Road Shenfield

£338,000



An extremely spacious two double bedroom second floor apartment conveniently situated behind Shenfield Broadway which is ideal for the shops, services and restaurants and mainline railway station for commuting to London. The accommodation comprises; lounge/diner, fitted kitchen, two double bedrooms and family bathroom. Well maintained communal gardens surround the block and there is permit communal parking for one car. No onward chain. EPC D.

Communal Entrance with security door

Entrance Hall

Lounge/Diner with Juliet Balcony 26' 3" x 12' 6" (8.01m x 3.81m)

Kitchen 9' 1" max x 8' 1" max (2.77m x 2.46m)

Bedroom One 12' 9" x 9' 9" (3.88m x 2.96m)

Bedroom Two 12' 3" x 9' 2" (3.74m x 2.80m)

Bathroom

Permit parking in communal parking areas

Agents Note

Tenure – Leasehold – New 125 year lease from completion.


Ground Rent – Peppercorn

Service Charge - £1463.36 p.a.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band D

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