



Ardleigh Court, Hutton Road, Shenfield

Hutton Road

Shenfield

£275,000

An extremely spacious one double bedroom first floor apartment ideally situated behind Shenfield Broadway with its mainline rail station to London including the Elizabeth Line for the West End and Heathrow beyond. The accommodation comprises; entrance hall, lounge/diner, modern fitted kitchen, double bedroom and bathroom. There is ample internal storage options. Permit parking in communal car park for one vehicle. Shenfield Broadway offers an array of shops, restaurants and bars as well as fast and frequent rail service to London. Internal inspection is recommended – no onward chain. EPC D.



Communal Entrance with security door and stairs to 2nd floor

Entrance hallway

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 1 *12' 9" x 9' 9" (3.88m x 2.96m)*

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	

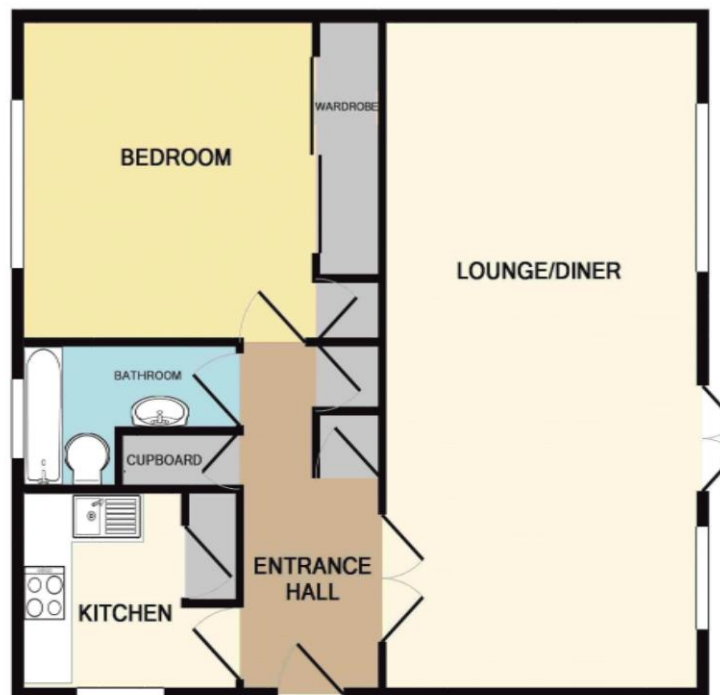
Council Tax Band D

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TOTAL APPROX. FLOOR AREA 665 SQ.FT. (61.8 SQ.M.)

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