



Ardleigh Court, Shenfield

Hutton Road Shenfield

£342,000

This well-presented two-bedroom second-floor apartment with garage is situated in a popular and sought-after block close to the centre of Shenfield and Broadway. Featuring a spacious lounge/diner with French doors and Juliette balcony, perfect for enjoying fresh air and natural light. The open-plan kitchen/reception hall includes a breakfast bar and fitted appliances. Modern fitted bathroom and fitted wardrobes to the master bedroom. Additionally, this apartment comes with a rarely available garage located in a nearby block, as well as two parking permits for the communal parking area. The property is offered for sale with no onward chain EPC E.



Communal Entrance

Open Plan Entrance

Open plan Kitchen 10' 2" x 7' 6" (3.11m x 2.28m)

Living Room 17' 5" x 13' 0" (5.30m x 3.95m)

Bedroom One 13' 9" x 10' 10" (4.18m x 3.31m) *to front of wardrobes*

Bedroom Two 12' 10" (max) x 6' 11" (3.9m x 2.10m) *reducing to 1.78.*

Bathroom

Externally – Communal gardens

Garage – in block nearby

Agents Note

Tenure - Leasehold - 138 years from 25/08/1982 – 96 years left

Service charge - £365.84 - 24/06/25 - 28/09/25

Ground Rent - Fixed £200 per annum







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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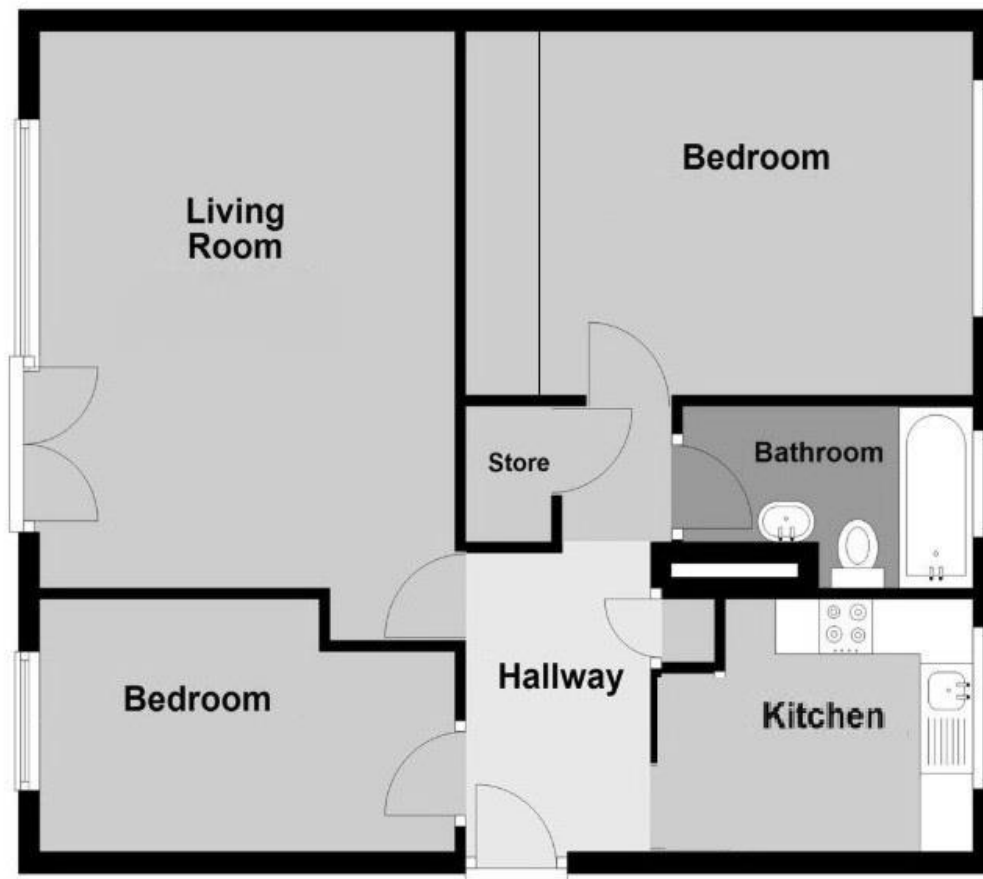
Council Tax Band D

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Approx. 65.2 sq. metres (702.1 sq. feet)



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