



Ardleigh Court, Shenfield

Hutton Road Shenfield

£425,000

This spacious and luxuriously appointed second-floor apartment is ideally located behind Shenfield Broadway, making it perfect for commuters, with easy access to the mainline station for travel to London. Recently refurbished to a high standard, this property features an open-plan kitchen complete with modern appliances, a generous lounge/diner that boasts a Juliet balcony and two well-proportioned double bedrooms with fitted wardrobes. The luxury shower room has been elegantly refitted to enhance the property. Residents can enjoy well maintained communal gardens and have access to a communal parking area with



two parking permits. Shenfield Station serves as the terminus for the Elizabeth Line, providing connections to the West End and Heathrow Airport and the apartment is being sold with an extended lease of 125 years commencing in 2024 and peppercorn ground rent. No onward chain. EPC C.

Communal Entrance Hall

Entrance Hall

Lounge/Diner 25' 2" x 12' 7" (7.66m x 3.83m)

Kitchen 9' 0" x 8' 2" (2.74m x 2.49m)

Bedroom One 13' 3" x 12' 1" (4.04m x 3.68m) *plus wardrobe*

Bedroom Two 12' 10" x 10' 1" (3.91m x 3.07m) *plus wardrobe*

Bathroom

Agents Note

Tenure – Leasehold 125 years from 2024.

Ground Rent – Peppercorn.

Service Charge – £1,276.04 for the year, charged at £319.01 quarterly.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

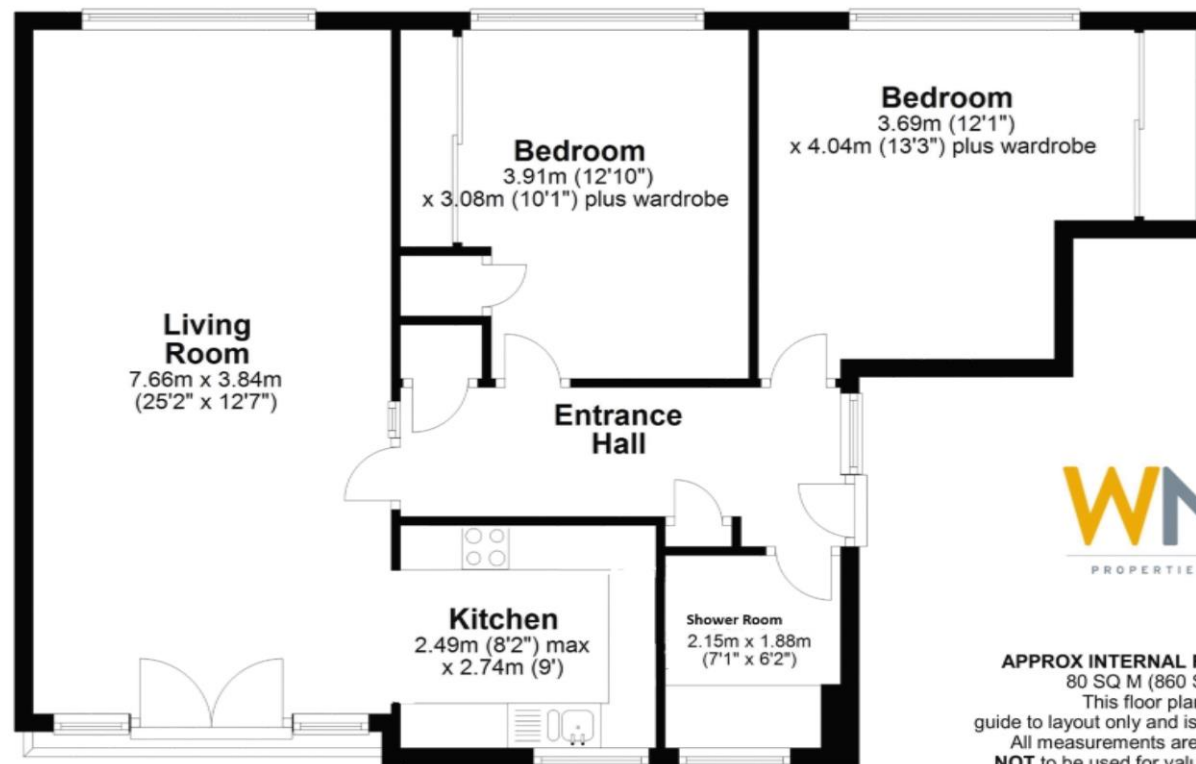
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APPROX INTERNAL FLOOR AREA
80 SQ M (860 SQ FT)
This floor plan is a
guide to layout only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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