



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

148 Hutton Road

Shenfield

Essex CM15 8NL

01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, services, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they 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 sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.