



Hutton Road, Shenfield

A luxuriously appointed and newly refurbished one bedroom top floor apartment, conveniently situated behind Shenfield Broadway and ideal for easy access to the mainline station for London commuting. The impressive and spacious accommodation includes: huge open plan lounge/diner, separate newly fitted kitchen with integrated appliances, large bedroom with and newly fitted, quality bathroom. Immediately available, unfurnished and with on-site parking for one car. Viewing highly advised to appreciate the accommodation on offer. EPC D.

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£1,750 pcm

Council Tax Band



Secure communal entrance door leads to lobby and stairs to second floor;

Entrance Hall

Newly fitted entrance door, Amtico wood effect flooring, range of fitted storage cupboards offering flexible storage options. Low energy spot lighting. access to all rooms, with wooden double doors to;

Living Room

24' 7" x 12' 10" (7.49m x 3.91m)

Impressively spacious, with continuation of the Amtico wood effect flooring, low energy spot-lighting. Double glazed windows to one wall fill the space with light and offering multiple options for entertaining and relaxation/home office solution.

Kitchen

9' 10" x 7' 5" (2.99m x 2.26m)

A brand new contemporary kitchen, fully fitted with modern integrated appliances including; under counter fridge with ice box, single oven, glass hob, and cooker hood over with free standing washing machine. Designed in a timeless neutral palette with a stylish tiled splashback, light worktops, and Amtico wood effect flooring. A handy built-in storage cupboard gives this kitchen a combination of practicality with a sleek modern finish.

Double bedroom

15' 7" x 10' 10" (4.75m x 3.30m)

Fitted with a neutral carpet, this spacious room benefits from a built in wardrobe and double glazed along one wall. With Low energy lighting the room offers different furnishing options.

Exterior

The estate offers communal grounds, waste facilities and multiple communal car parks for use with the parking permit (for one car).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.