



**50A Ardleigh Court Hutton Road  
Shenfield  
Price guide £325,000**

**MEACOCK & JONES**

Guide £325,000

An excellent opportunity to acquire a bright and spacious two bedroom ground floor apartment with its own private external front door. This property is situated in the very centre of Shenfield, 0.4 miles from Shenfield mainline railway station and shopping Broadway. This appealing property has been modernised throughout and benefits from its own courtyard style garden. Close to good local schools and the M25 and A12 road systems within close proximity.

- Two Bedrooms
- Open Plan Kitchen/Dining/Sitting Room
- Bathroom
- Contemporary Style
- Two Parking Permit Spaces
- Court Yard Style Garden
- Centrally Located
- Ideal Investment Opportunity



This ground floor apartment is independently accessed from its own private composite front door, which opens to:-

### Entrance Hall

A bright and spacious entrance into this appealing home. Laminate wood effect flooring. Storage cupboard. Coving to ceiling. Radiator. Door to:-

### Bedroom One 14' x 8'7 (4.27m x 2.62m)



A spacious bedroom with UPVC double glazed window to the front elevation. Running along an entire wall is a range of floor to ceiling wardrobes that provide ample hanging and shelving space. Coved cornice to ceiling. LED lights to ceiling. Integrated music system.

### Bedroom Two 10'4 x 6'11 (3.15m x 2.11m)



Another good size bedroom with UPVC double glazed window to the front elevation. Built-in storage cupboard. Spotlights and coved cornice to ceiling. Integrated music system.

### Bathroom 6'11 x 7'7 (2.11m x 2.31m)



This bathroom has been fitted with a suite that comprises a P-shaped panel enclosed shower bath with mixer tap. Wall mounted shower attachment and curved shower screen. Back to wall WC with

concealed cistern and wall mounted wash hand basin. Tiling to the floor. The walls are tiled to full ceiling height with feature border. Curved heated towel rail. Integrated music system. Spotlights and coved cornice to ceiling. Extractor fan.

### Kitchen/Dining/Living Area 19'2 max x 15'2 max (5.84m max x 4.62m max)



This open plan reception room comprises a living area and kitchen which has been comprehensively fitted with white gloss cupboards, drawers and matching wall cabinets along three walls. A marble effect roll edge worktop incorporates a Franke one and a half bowl single drainer stainless steel sink unit with mixer tap and tiled splash backs. Oven with four ring cooker with extractor hood fitted above and stainless steel splashback. Integrated dishwasher, washer/dryer, fridge-freezer. UPVC double glazed window. Spot lights to ceiling. french doors with glazed panels to either side looks out to the court yard style rear garden. Continuation of laminate wood effect flooring from the entrance hallway. Integrated speaker system. Column style radiator.

### Court Yard Style Garden

Fully paved garden area with screening to give totally privacy. Gate that leads out to the parking area.

### Agents Note

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working

order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

**Additional Information**

Leasehold Property 126 years from 9th March 2009

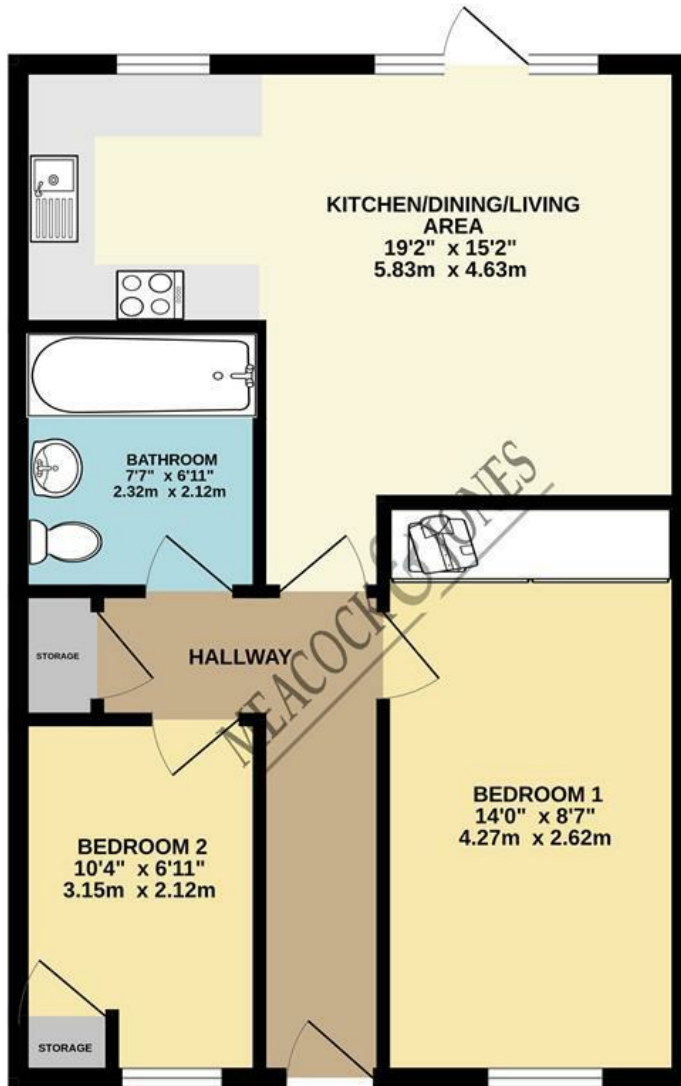
Ground Rent: £150 PA

Maintenance Charges: £840 PA

Please note the property has been fitted with gas central heating



GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 559 sq.ft. (51.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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