



**10b Rockleigh Court Hutton Road  
Shenfield  
£1,495 Per calendar month**

**MEACOCK & JONES**



## 10b Rockleigh Court Hutton Road, Shenfield, Essex, CM15 8NH

This bright modern two bedroom top floor apartment is located in the very heart of Shenfield, within a stones throw of the shopping Broadway and mainline railway station providing a fast and frequent service to London Liverpool Street. Close to good local schools and the M25 and A12 road systems are within close proximity.

### Communal Entrance

Accessed via security entry phone system. Communal hallway and stairs to second floor. A solid wood entrance door opens to:-

### Entrance Hall

A bright and spacious entrance into this property. Three built-in storage cupboards. Coved cornice to ceiling. Entry phone hand set. Radiator. Laminate flooring.

### Bathroom

9'11 x 6'5 (3.02m x 1.96m)

Fitted with a modern four piece white suite comprising a tiled panelled enclosed bath with mixer tap and hand-held shower attachment. Walk-in shower cubicle with wall mounted controls. Close coupled WC with concealed cistern. Wall mounted wash hand basin Part tiled walls and matching tiled floors. Chrome towel rail. UPVC obscure double glazed window to side elevation.

### Bedroom Two

7'8 x 7'8 (2.34m x 2.34m)

UPVC double glazed window to side elevation. Radiator. Laminate wood flooring.

### Bedroom One

14'1 x 8'11 (4.29m x 2.72m)

A good size double bedroom with built-in wardrobes providing ample hanging and shelving space. UPVC double glazed window to front elevation. Radiator. Laminate wood flooring.

### Kitchen

9'11 x 7'10 (3.02m x 2.39m)

Fitted with a range of modern gloss units comprising base cupboards, drawers and matching wall cabinets. UPVC double glazed window to rear elevation. Contrasting roll edge worktop incorporating a one and a half bowl sink unit with mixer tap and drainer. Breakfast bar area. Oven, induction hob with extractor above. Fridge-freezer. Dishwasher. Washer/dryer. Tiling to floor. Part tiling to walls.

### Living Room

15'10 x 10'1 (4.83m x 3.07m)

A well proportioned reception room with UPVC double glazed windows and french doors leading onto a small balcony. Radiator. Laminate wood flooring. Coving to ceiling.

### Externally

There are well maintained communal gardens which are laid to lawn with trees and shrubs. Parking permit for one vehicle.

### Disclaimer

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.



