



**26 Booths Court**  
**Hutton Poplars**  
**£475,000**

**MEACOCK & JONES**

## 26 Booths Court, Hutton Poplars, Essex, CM13 1YY

A rare opportunity to acquire a THREE BEDROOM top floor apartment in Booths Court. With the benefit of beautifully landscaped grounds, it is located in one of the most popular and desirable apartment buildings in the central Shenfield area. This is a lovely, quiet and pleasant location and only minutes walk from the Broadway and railway station.

The property comes with a share of the freehold to the building and the apartment has a recently extended lease to 999 years unexpired.

The door opens to:-

### Entrance Hall

This is a 'T' shaped area. A door opens to an airing cupboard that incorporates a hot water cylinder, slatted shelving and fuse box. Radiator. Coved cornice to ceiling. Wall mounted door video entry system. Given this property is on the second floor, it has access to loft storage space. Door to:-

### Sitting Room

19'3 x 11'2 (5.87m x 3.40m)

This area draws light through a pair of double glazed sliding patio doors that open to the extensive balcony overlooking the landscaped gardens below. Coved cornice to ceiling. Radiator. Four wall light points.

### Kitchen



11'4 x 8' (3.45m x 2.44m)

This room has been comprehensively fitted with units comprise base cupboards, drawers and matching wall cabinets along three walls. A long wood effect worktop incorporates the one and a quarter bowl single drainer stainless steel sink unit with mixer tap and tiled splashback. Space and plumbing for domestic appliances, integrated De Dietrich dishwasher, integrated De Dietrich oven/cooker, gas hob with a concealed extractor unit fitted above. Double oven. Part tiling to walls. Integrated freezer to remain. A window overlooks the attractive manicured gardens below. A cupboard houses the Worcester wall mounted gas fired boiler.

### Bedroom One



14'7 x 10'4 plus door recess (4.45m x 3.15m plus door recess)

This bedroom suite comprises an en-suite bathroom and walk-in dressing room. The 11'6 vault to the ceiling adds to the feeling of space within this room. A pair of French doors leads to a private balcony accessed only from this bedroom overlooking the gardens below. Radiator. Two wall light points. A pair of double doors open to a:-

### Dressing Room

8'7 max x 6'2 (2.62m max x 1.88m)

This dressing room is an irregular shape and has been fitted with hanging rail, shelving, lighting and coved cornice to ceiling.

### En-Suite Bathroom

This bathroom contains a tiled enclosed bath with hand grips, mixer tap and hand-held shower attachment. Vanity wash hand basin with mixer tap, bidet, and back to wall WC with concealed cistern. Tiling to full ceiling height. Spotlights to ceiling. Extractor fan. Heated ladder style towel rail. Shaver point.

## Bedroom Two



11'4 x 8'6 (3.45m x 2.59m)

This is a spacious double bedroom with a window overlooking the gardens. Radiator. Coved cornice to ceiling.

## Bedroom Three



11'4 x 7'1 (3.45m x 2.16m)

Window overlooking the gardens. Coved cornice to ceiling. Radiator.

## Shower Room

This shower room comprises a tiled shower enclosure.

Back to wall WC with concealed cistern. Vanity wash hand basin with mixer tap. Tiling to full ceiling height. Heated ladder style towel rail. Shaver point.

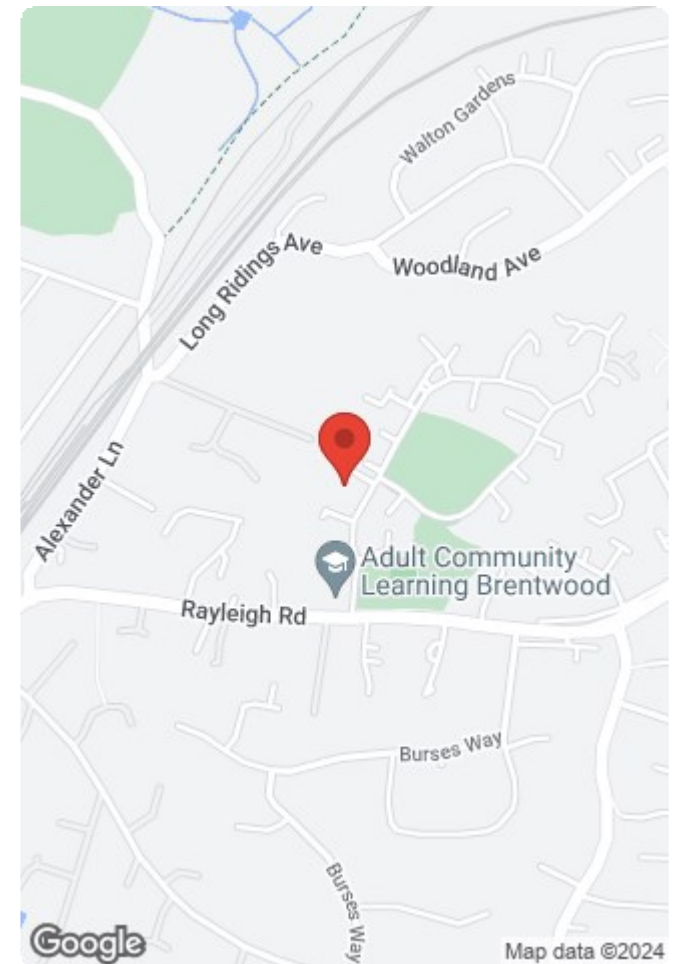
## Communal Gardens

The apartments are surrounded by beautifully tended gardens mostly to the front of the property. These consist of a large lawned area with brick pathways and a number of clipped colourful shrubs and various ornamental trees. The gardens are very private and a focal point of the gardens to the front is a pretty pergola style summerhouse. Additional lawned area to the rear of the building.

## GARAGE PARKING



Garage space with further visitor parking bays and bay for car washing with external tap.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (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 |           |

