



11 York Road
Shenfield
£1,595 Per calendar month

MEACOCK & JONES

11 York Road, Shenfield, Essex, CM15 8JT

An attractive totally refurbished two bedroom maisonette occupying the entire first floor of this property. Refurbished to a high standard throughout and located 0.3 miles from Shenfield mainline railway station and shopping Broadway. Accommodation comprises of two double bedrooms, modern kitchen with fitted appliances, bay fronted lounge and a shower room. Property benefits from a private secluded rear garden and off-street parking for one vehicle. Located in St. Mary's School catchment area.

Beneath a sheltered entrance a step rises to a composite front door with glazed panels that opens to the:-

Entrance Lobby

Stairs rise to the first floor landing.

Entrance Hall

Engineered wood flooring. Benefit of loft space access. Door to:-

Lounge

12'1" x 11'4" into bay > 9'7 (3.68m x 3.45m into bay > 2.92m)

A bright and spacious reception room drawing light from a wide UPVC bay window to the front elevation. Additional window with obscure glass. Radiator. Cupboard housing the newly installed gas fired boiler and consumer board.

Bedroom One

12'8" into bay > 11'2 x 10'3" (3.86m into bay > 3.40m x 3.12m)

A delightful double bedroom drawing maximum light from a UPVC double glazed bay window to the front elevation with radiator fitted below.

Bedroom Two

11' x 10'3 (3.35m x 3.12m)

Another good size double bedroom with UPVC double glazed window to the rear elevation. Radiator.

Kitchen

9'8 x 6'10 (2.95m x 2.08m)

This well appointed kitchen has been fitted with a quality range of contemporary style white gloss units comprising numerous cupboards, drawers and matching wall cabinets. Quartz work surfaces extend along two sides set into which is a single drainer sink unit with mixer tap. Integrated appliances to remain include fridge-freezer, dishwasher, oven with induction hob above with chimney extractor above and quartz splashback. Space for washer/dryer. Continuation of the engineered wood flooring from the hallway. Radiator. LED lights to ceiling. UPVC double glazed window to the rear elevation.

Shower Room

6'5 x 4'11 (1.96m x 1.50m)

Comprises a walk-in shower room with overhead shower and wall mounted controls. Wash hand basin with cupboard below. Back to wall WC. Chrome towel rail. Extractor fan. Razor point. Tiling to floor and partial tiling to the walls. UPVC obscure glazed window to rear elevation. LED lights to ceiling.

Rear Garden

A good size private garden that is shingled and enclosed by a fence surround. Access to the front of the property through a side gate.

Front Garden

The property benefits from a parking space to the front and shared side access leading to a private rear garden.

Additional Information

Leasehold/Share of Freehold 999 years from 2023.

NO SERVICE CHARGE

NO GROUND RENT CHARGES

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.



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		
	79	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

