



**MEACOCK & JONES**

2 Bedrooms

Apartment

Located in Shenfield

**Guide Price  
£375,000-£400,000**



[enquiries@meacockjones.co.uk](mailto:enquiries@meacockjones.co.uk)

[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

01277 218485



# 2 Rockleigh Court, Hutton Road Shenfield

Brentwood | Essex | CM15 8NH



**\*\* Guide Price £375,000 - £400,000 \*\*** Set in a prime location in the centre of Shenfield, set back from the high street, is this recently decorated and smartly presented two bedroom ground floor apartment accessed via a secure entry phone system and offered for sale with no onward chain.

The spacious accommodation commences with a hallway offering plenty of storage space, leading through to the fantastic living room with central feature wood mantel fireplace. This room has lots of options for arranging your sofas and armchairs, plus the double french doors and large windows flood the room with natural light. The kitchen is fitted with modern gloss units at both low and eye level, plus some integrated appliances, and marble effect laminate work tops. The inner hallway leads to the bedrooms, both of which are good sized doubles, bedroom one having built in floor to ceiling wardrobes to one wall, bedroom two having a built in storage cupboard. The shower room is also of good size and has tiled walls and a walk in shower cubicle.

Externally there is a small patio area which overlooks the well maintained communal gardens and shopping Broadway, plus the parking bays in the forecourt of the apartments provide one permit parking space plus guest parking is available at a small charge. Shenfield mainline railway station is a stones throw away, and provides a fast and frequent service into London, along with the Elizabeth Line offering other alternatives including the very convenient link to Heathrow airport. There are plenty of excellent options for schooling in the area, at all levels from nursery right up to Senior School level.

# 2 Rockleigh Court, Hutton Road

Guide Price £375,000 - £400,000

- CENTRALLY LOCATED APARTMENT
- TWO DOUBLE BEDROOMS
- PATIO AREA
- NO ONWARD CHAIN
- SECURE ENTRY PHONE SYSTEM
- GROUND FLOOR
- WELL PRESENTED THROUGHOUT
- STONES THROW TO SHENFIELD STATION





GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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.  
Made with Metropix ©2024

## Accommodation comprises:

### Entrance Hallway

### Living Room

21'9 x 16'6 reducing to 14'8

### Kitchen

11'5 x 7'10

### Bedroom One

12'11 x 11'4 reducing to 8'3

### Bedroom Two

11'11 max x 7'10

### Shower Room

6'6 x 5'10

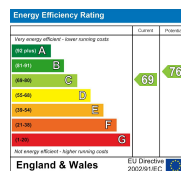
**Externally - One Permit Parking Space**

**Agent's Note - Lease: 112 Years Remaining**

**Quarterly Service Charge: £355**

**Ground Rent £250 PA**

**Council Tax Band: D**



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.

# MEACOCK & JONES

106 Hutton Road  
Shenfield  
Essex  
CM15 8NB

01277 218485

enquiries@meacockjones.co.uk

[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

