



29 Booths Court
Hutton Poplars
Offers over £355,000

MEACOCK & JONES

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29 Booths Court, Hutton Poplars, Essex, CM13 1YY

A very appealing top floor two double bedroom apartment overlooking the green of Hutton Poplars and located in one of the most popular and desirable apartment buildings in the Shenfield area. This is a lovely quiet location and only minutes walk from the Broadway and railway station, Crossrail terminus.

From a secured entrance, a staircase and lift ascend to the second floor level where the property can be found. The apartment has two double bedrooms, complemented by two bath/shower rooms and a fitted kitchen. The well proportioned sitting room has sliding patio doors that open to a most attractive private balcony, with views over the green of Hutton Poplars.

The property has the benefit of allocated parking and extensive visitor parking. The apartment building is surrounded by mature and well tended private gardens with a feature summer house to the centre that accommodates garden furniture.

Offered to the market with no onward chain, the lease has a term of 999 years unexpired and the property also comes with a share of the freehold.

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		
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

