



3 Sheldon Court Rayleigh Road
Hutton
£1,350 Per calendar month

MEACOCK & JONES

3 Sheldon Court Rayleigh Road, Hutton, Essex, CM13 1AF

WALKING DISTANCE OF SHENFIELD STATION. This two bedroom unfurnished ground floor apartment is located within 0.2 miles of Shenfield station and shopping Broadway. Accommodation comprises:- spacious living/dining room, separate kitchen with appliances. Bathroom/WC. The property is double glazed throughout. Allocated parking for one car. EPC C.

From the enclosed landing a hardwood front door opens to:-

Entrance Hall

18'2 x 2'11 (5.54m x 0.89m)

A spacious hallway into this lovely property. Radiator. Two built-in storage cupboards.

Bathroom

7'7 x 5'5 (2.31m x 1.65m)

This is a well equipped room containing wash hand basin, WC and bath with overhead shower attachment. Tiling to the floor and walls. Chromium towel rail. Electric wall heater. Radiator. Obscure glazed window to the rear elevation.

Bedroom One

14'11 x 18'11 (4.55m x 5.77m)

This is a very good size double bedroom with UPVC double glazed window overlooking the rear elevation with radiator below. Built-in wardrobes.

Bedroom Two

12' x 6'3 (3.66m x 1.91m)

A good size second bedroom with a UPVC double glazed window to the front elevation with radiator below.

Kitchen

10'8 x 7'6 (3.25m x 2.29m)

The kitchen area has been comprehensively fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets. Laminate wood flooring. Radiator. UPVC double glazed window overlooking the rear elevation.

Built-in oven and microwave. Siemens gas hob with extractor above. Space for washing machine and fridge-freezer. A laminate worktop incorporates the single drainer sink unit with mixer tap and splashback above. Wall mounted Vaillant gas fired boiler.

lounge

16' x 11'11 (4.88m x 3.63m)

A spacious room illuminated by a UPVC double glazed window overlooking the front elevation. Coved cornice to ceiling. Electric fireplace. Radiator. Sky aerial socket.

Agent's note

The property has recently been re-decorated and new carpets have been laid.



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		
	73	78
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		
	75	77
England & Wales		
	EU Directive 2002/91/EC	

