



**MEACOCK & JONES**

1 Bedroom

Apartment

Located in Shenfield

**£350,000 - £400,000**



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

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

01277 218485

# Flat No.1 (Plot 1.03) Shenfield Library Development, Shenfield | | CM15 8JD



\*LAST UNIT REMAINING \*\*\* Initial Offers Invited In The Region Of £350,000 to £370,000 \*\*\*

A newly constructed and well proportioned first floor one bedroom apartment, situated in the centre of Shenfield, just a very short walk from the mainline railway station and Crossrail terminus.

# Flat No.1 (Plot 1.03) Shenfield Library Development, 63 Hutton Road

£350,000 - £400,000 Leasehold

- Open Plan Living/Dining/Kitchen
- Stamp Duty Incentive
- Secure Car Parking & EV Charging Point
- Superfast Broadband Connection\*
- Premier Guarantee 10 Year Warranty
- Bedroom
- Underfloor Heating Throughout
- Lift
- Central Shenfield Location
- Newly Constructed So No Onward Chain and EPC A Rated





**NOTES**  
 Copyright Chetwoods (London) Limited. No implied licence exists.  
 Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only, subject to statutory approvals and survey.  
 Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.  
 Please note the information contained within this drawing is solely for the benefit of the employer and should not be relied upon by third parties.  
 The CDM hazard management procedures for the Chetwoods aspects of the design of this project are to be found on the "Chetwoods - Hazard Analysis and Design Risk Assessment" and/or drawings. The full project design team comprehensive set of hazard management procedures are available from the Principle Designer appointed for the project.

Rev	Revision Description	Date	Author	Reviewer
C02	Workbooks amended in line with Client request.	13.03.2023	np/iv	
C01	Sales brochure plans - issued for approval	23.09.2023	iw/np	

## SALES PLAN

Ground Floor, Unit B, Dickson Court  
 Britton Street, London, EC1M 6BX

+44 (0)207 490 2400  
 www.chetwoods.com



Chetwoods Project Reference: **4757**  
 Project: **Shenfield Library**

Subsidiary: **S02**

Client:  
**Essex Housing (ECC)**

Drawing Title:  
**Apartment 1.03 Sales Plan**

Scale	Size	Drawn	Checked	Date
1 : 50	A3	IW	NP	18/09/23

Project	Originator	Zone	Level	Type	Role	Number	Rev.
4757	CA	XX	01	DR	A	05013	C02

**Living/Dining/Kitchen**  
22'4" max x19'8" max

**Bedroom One**  
13'1" x 11'4"

**Bathroom**  
7'0" x 6'4"

**Balcony**  
9'10" x 7'6"

**Lease Term: 999 Years Unexpired. Estimated  
Servi**

**MODERN LUXURY**

**BLUEPRINT FOR GREENER LIVING**

**FINISHES**

**BATHROOM**

**KITCHEN**

**HEATING**

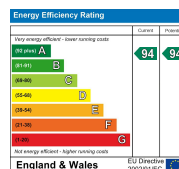
**CONNECTIVITY**

**OTHER**

**ENQUIRIES**

**Council Tax Band: C**

**Local Authority: Brentwood**



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

**MEACOCK & JONES**

106 Hutton Road  
Shenfield  
Essex  
CM15 8NB

01277 218485

enquiries@meacockjones.co.uk

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

