



MEACOCK & JONES

2 Bedrooms

Apartment

Located in Poplar
Drive

**Offers Over
£500,000**



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www.meacockjones.co.uk

01277 218485

27 Booths Court Poplar Drive

Hutton | Essex | CM13 1YY



Initial offers are invited in the region of £500,000 to £550,000

A highly unique and refurbished second floor apartment arranged over two floors and with the benefit of a vaulted ceiling over the open plan kitchen/dining/living area. The property has the benefit of a 996 year lease, garage with electronically operated door and a southerly balcony directly overlooking the well tended gardens of the Booths Court development.

The property has been designed and finished to an exacting standard, with the benefit of recently fitted windows and balcony doors installed by Trustwood Joinery, underfloor heating in the living area and en-suite, which is luxuriously appointed and designed by WestOne bathrooms in Surrey.

This property comes with a share of the freehold to the building and has the unusual feature of a large storage room on the top floor level, accessed through the mezzanine.

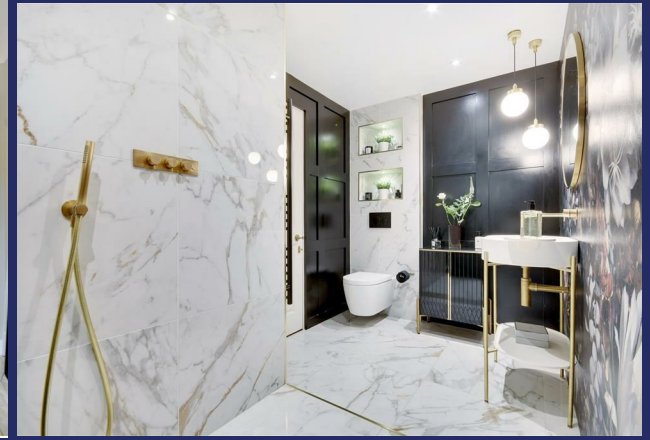


27 Booths Court

Offers Over £500,000 Leasehold - Share of Freehold

- Open Plan Kitchen/Living/Dining Area
- Two Bedrooms & Two Bath/Shower Rooms
- Spacious Southerly Balcony
- Mezzanine Level & Storage Room
- Recently Fitted Hardwood Windows, Underfloor Heating & WestOne Shower Room
- 16'10 Vaulted Ceiling Height
- Total 1,133 Sq. Ft. Incl Garage
- Garage Parking
- 996 Year Lease & Share Of Freehold
- Walking Distance To Shenfield Station





00 PROJECTS CASE STUDY

The bathroom in Russell Purnell's new bedroom has undergone a complete redesign to make better use of the shared layout and bring character to the windowless space. Russell, who is an estate agent, hired Louise Atkinson, head of design and showroom manager at West One Bathrooms (westonebathrooms.com), to devise the new scheme.

Louise's plan was to keep the basin in the same position, but replace it with a contemporary design. The area around it would be warmed by underfloor heating. She also suggested taking out the bath and moving the box to make space for a generous walk-in shower at the rear end of the room.

As the bathroom floor is concrete, a slightly raised floor was built in the shower to make room for the drainage to fit beneath it, she explains. A new stud wall with recessed shelf conceals the pipework for the fittings and the entire area was waterproofed. A long linear drain at the back of space prevents water flowing into the rest of the room, Louise says. A second stud wall conceals the wall-hung basin's cistern and facilities built-in storage niches.

Russell, who is in his late thirties, asked Louise to create a glamorous scheme, so she picked out a dramatic, water-proof floral wallpaper. It's teamed with pointed wall paneling and marble-effect tiles. "I chose a design with gold veining to tone with Russell's choice of brushed brass fittings," she says.

The bold look and clever layout have successfully compensated for the room's lack of natural light and tricky shape. "It's a thoroughly persuasive and lovely space to start and end the day in," says Russell. 00

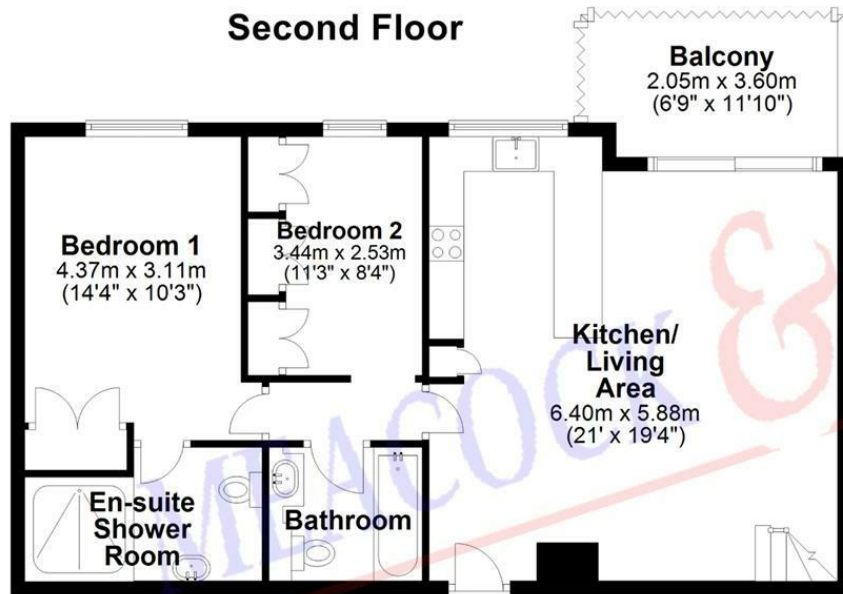


ANNE A provided wall of our dramatic wallpaper. Russell Purnell, who is in his late thirties, asked Louise to create a glamorous scheme, so she picked out a dramatic, water-proof floral wallpaper. It's teamed with pointed wall paneling and marble-effect tiles. "I chose a design with gold veining to tone with Russell's choice of brushed brass fittings," she says.

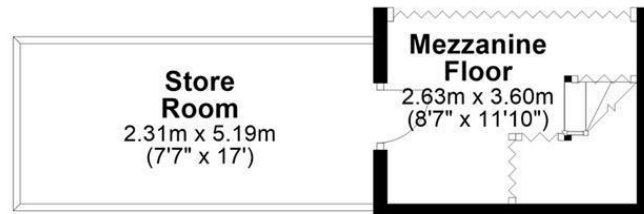




Second Floor



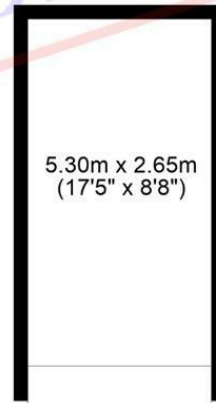
Mezzanine



APPROX INTERNAL FLOOR AREA
FLAT 73 SQ M 778 SQ FT
MEZZANINE (INC STORE ROOM) 21 SQ M 204 SQ FT
GARAGE 14 SQ M 151 SQ FT
TOTAL 52 SQ M 1133 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
 Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes & compass bearings
 before making any decisions reliant upon them.
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Garage



106 Hutton Road
 Shenfield
 Essex
 CM15 8NB

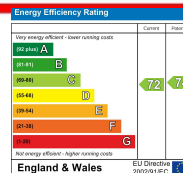
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Council Tax Band: F

Local Authority: Brentwood Borough Council



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