

Walkers
People & Property

Ardleigh Court, Hutton Road, Shenfield. CM15 8LZ

Guide Price £300,000 - £315,000



Flat 18

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Occupying the top floor of Ardleigh Court, and offered with no onward chain is this spacious two-bedroom apartment which enjoys an exceptionally convenient setting at the upper end of Shenfield Broadway, just a few minutes' walk from the station. Providing approximately 710 sq ft of well-arranged accommodation, the property offers comfortably proportioned rooms together with the flexibility to create a more contemporary open-plan layout if desired. The entrance hall provides a practical introduction to the apartment, with a useful storage cupboard and doors leading independently to each room. The principal living space is the particularly generous lounge, with a broad expanse of glazing bringing in plenty of natural light, while glazed doors open to a Juliet balcony. A fireplace provides a focal point and the room has ample space for both seating and a dining area.

The separate kitchen is fitted with a range of wall and base units, work surfaces, a built-in oven and hob, together with space for further appliances. Importantly, permission has already been obtained to remodel the interior and create a large open-plan kitchen and living room, giving a purchaser the option to transform the main living space while retaining two bedrooms. Both bedrooms are accessed from the hallway. The principal bedroom is an excellent double with fitted wardrobes, while the second bedroom would work equally well as a guest room, child's room or dedicated home office. The bathroom is fitted with a three-piece suite, and further built-in cupboards provide valuable additional storage.

Outside, residents enjoy attractive communal grounds and parking, with the apartment benefiting from two parking permits. Shenfield Broadway's shops, cafés and everyday amenities are close at hand, while Shenfield station provides Elizabeth line and Greater Anglia services to London Liverpool Street. The combination of spacious accommodation, genuine layout potential and such a convenient position makes this an appealing home for commuters, first-time buyers, downsizers or investors.

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Anti-Money Laundering Checks and Legal Support:

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase should fail to complete through no fault of your own (terms and limits apply).





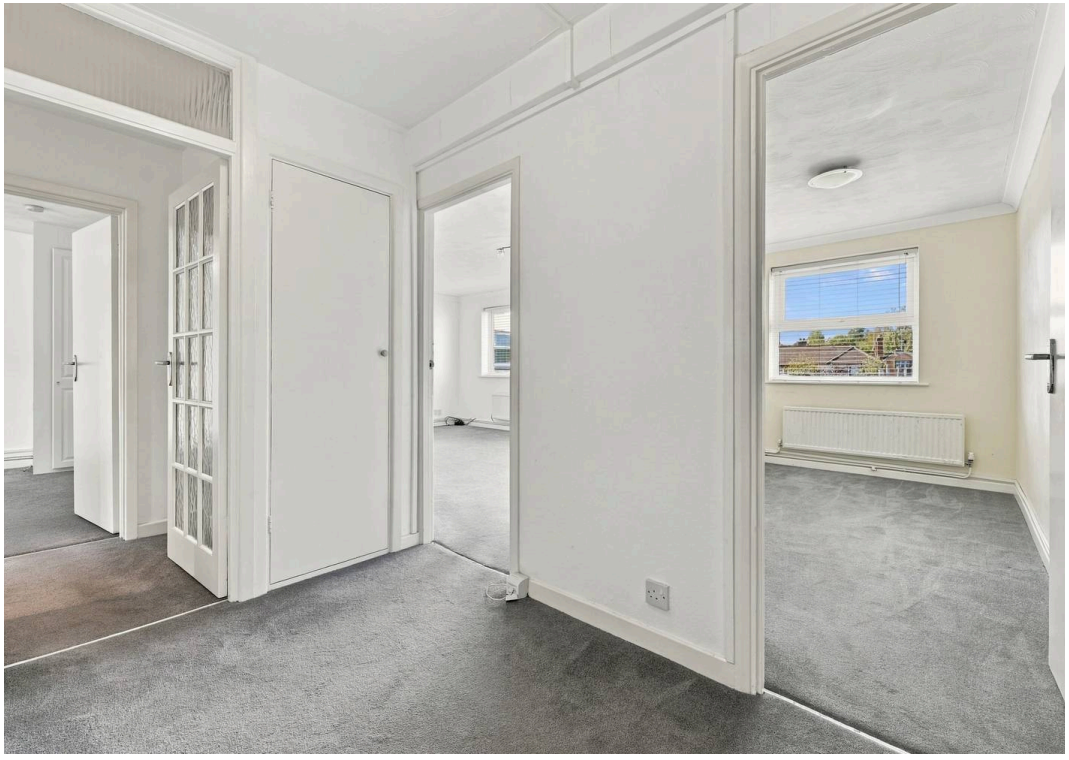


Council tax band: D

Tenure: Leasehold

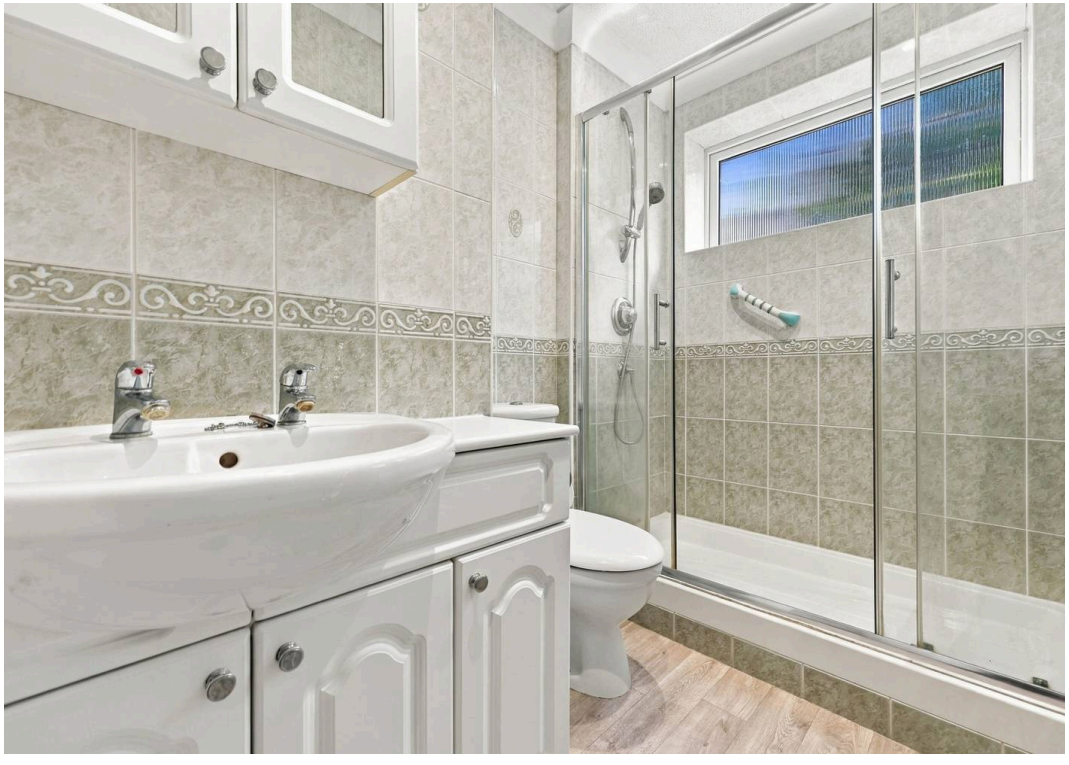
EPC Energy Efficiency Rating: D

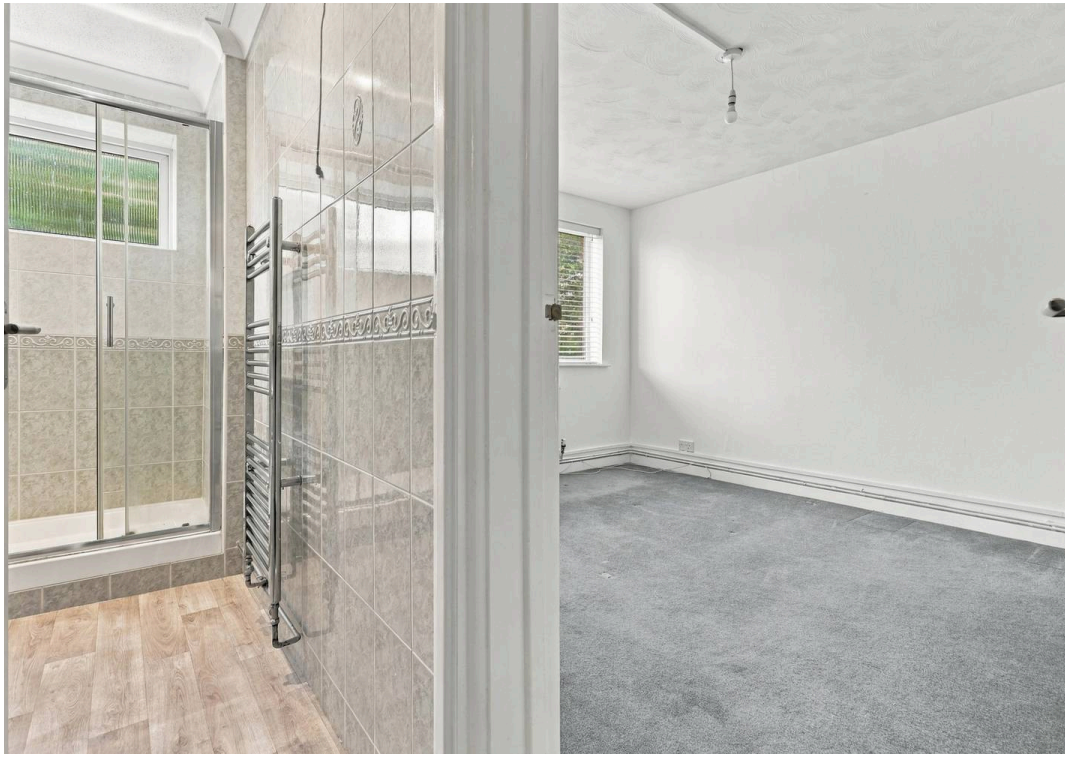
EPC Environmental Impact Rating: D



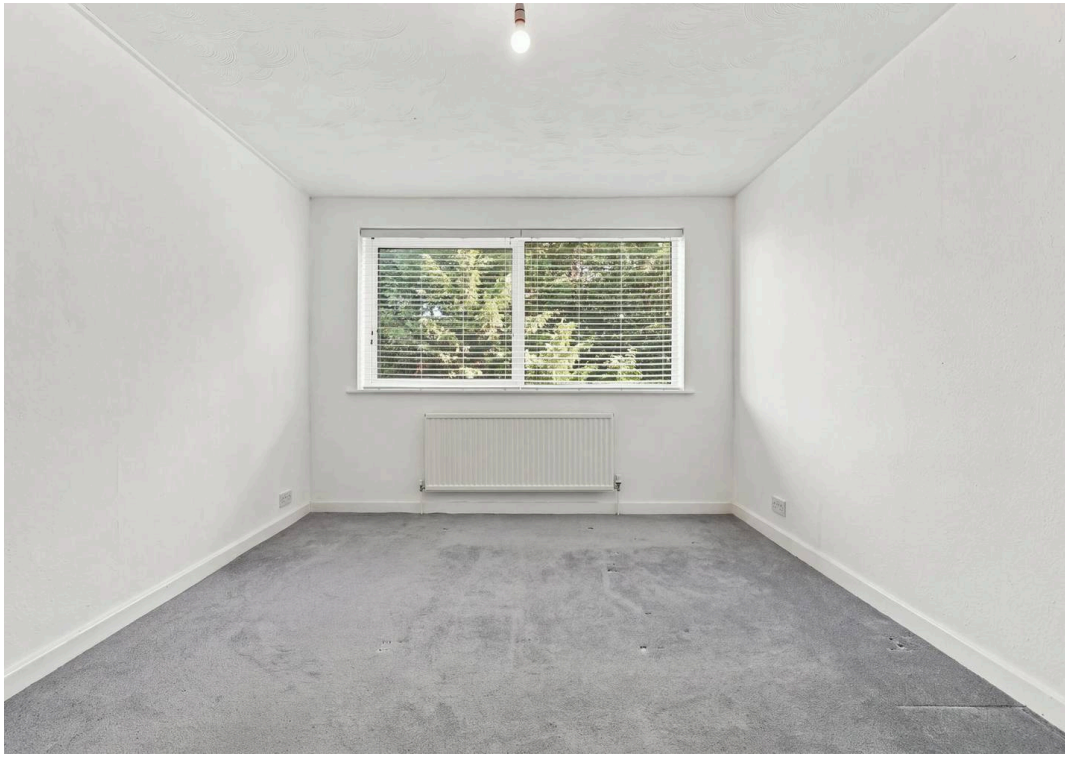


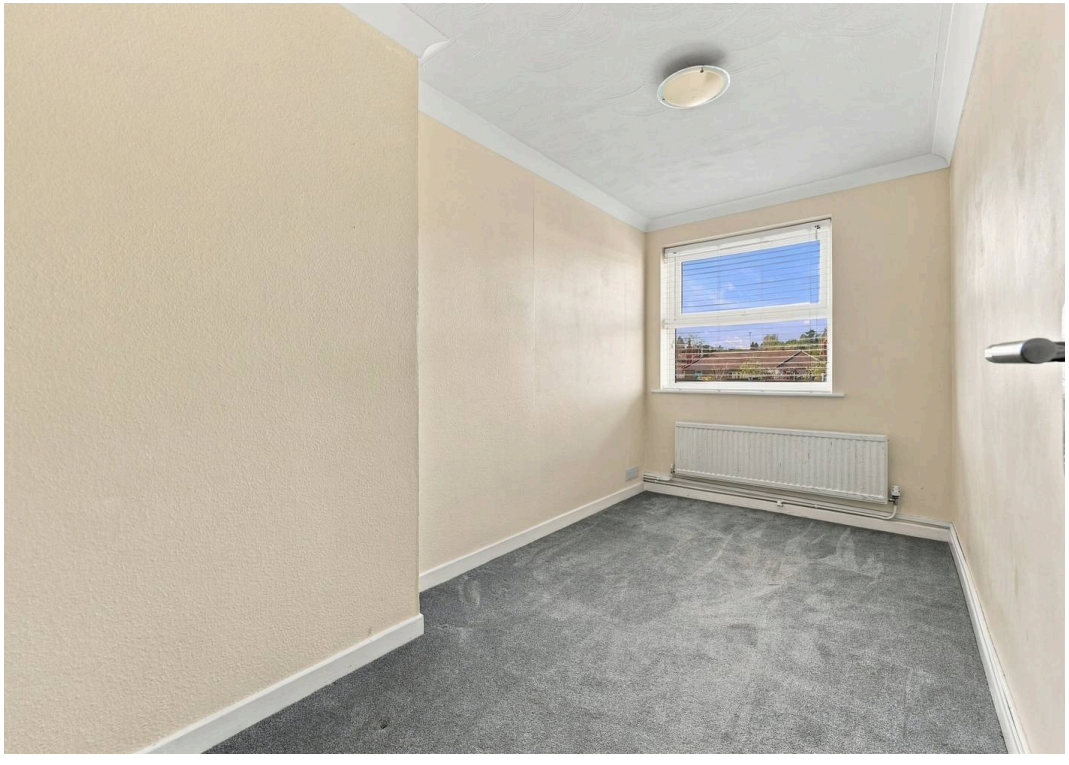














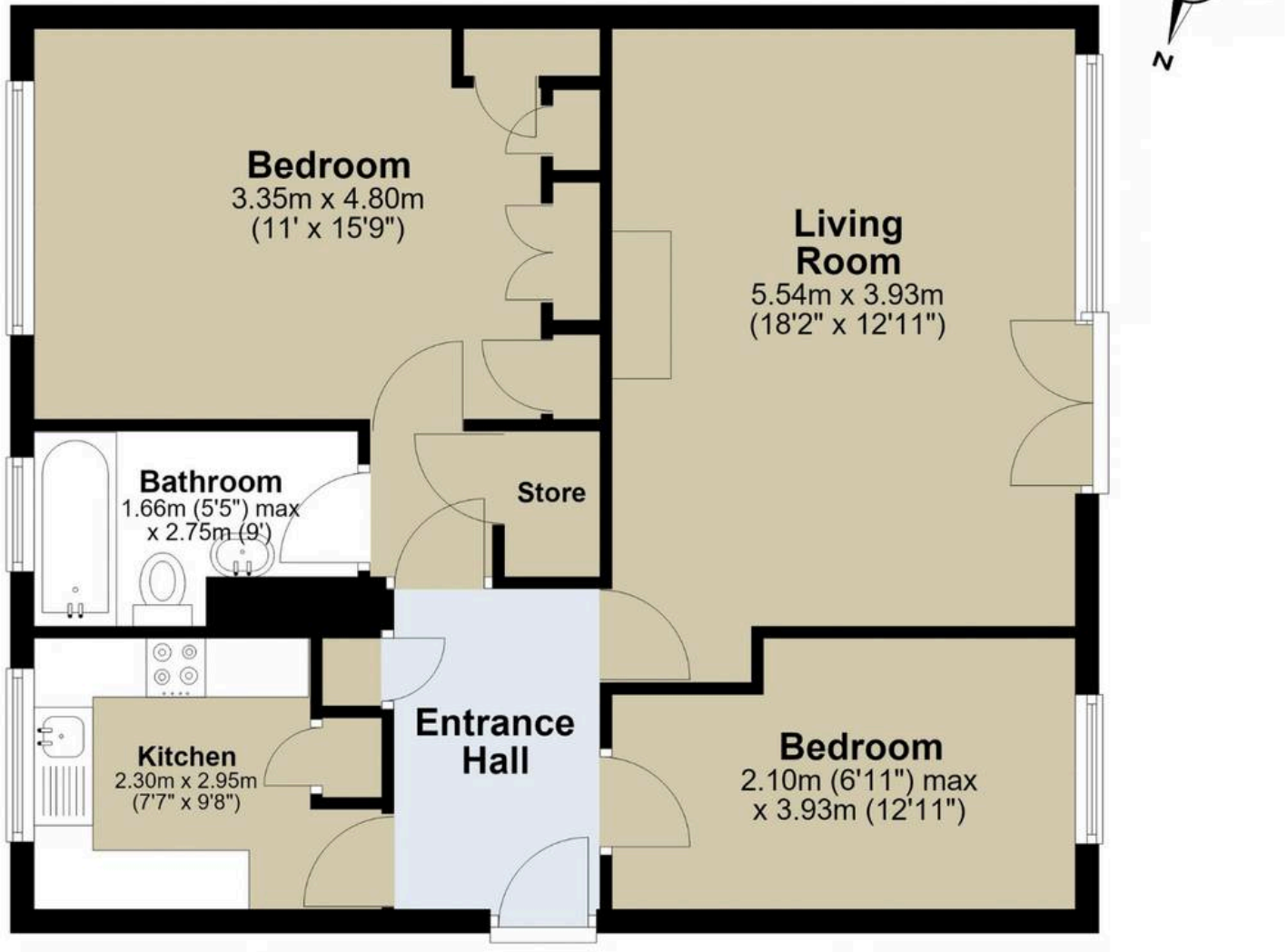
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Total: Approx. Gross Internal Area 66.0 sq metres (710.4) sq ft

Second Floor

Approx. 66.0 sq. metres (710.4 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

Get In Touch

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