1 Clune Court Hutton Road
Shenfield
Guide price £600,000

MEACOCK & JONES

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1 Clune Court Hutton Road, Shenfield, , CM15 8NQ

Initial offers invited in the region of £600,000 - £650,000
Clune Court is an exceptional development, located within the heart of Shenfield. Conveniently situated, just a short walk from Shenfield Station, is this deceptively spacious ground floor apartment offering a spacious hallway, Impressive lounge/diner, two double bedrooms with en-suite shower room to the primary. Fitted kitchen including built in appliances. There is also a utility room and a family bathroom. Whilst the gardens are communal, a private and secluded courtyard garden is accessed directly from the lounge. The property also benefits from its own garage which is accessed from Shorter Avenue. The property is offered for sale with no onward chain.

Accessed via a security entry phone system. Hardwood entrance door to spacious entrance hall.

Entrance Hall
Radiator. Smooth finish ceiling with coved cornice. Airing cupboard. Twin multi paned glass doors through to the impressive lounge/diner

Lounge/Diner
Double glazed sliding patio doors open to a screened garden area. Sash window to flank aspect. Three radiators. Smooth finish ceiling with coved cornice. Feature fire surround. Twin multi pane glass doors leading to:-

Kitchen
White work surfaces with a comprehensive range of white fronted units to eye and base level with built in gas hob and cooker below. Integrated upright fridge and freezer. Canopied extractor hood. Stainless steel sink unit with chromium mixer tap. Cupboard housing boiler. Smooth finish ceiling with coved cornice and down lighters. Radiator.

Utility Room
Roll top work surfaces with base unit. Plumbing for washing machine. Stainless steel sink unit with chromium taps. Smooth finish ceiling with down lighters. Radiator. Electricity consumer unit.

Bedroom One
Double glazed sliding patio doors open to a small private garden area, that belongs to the property. Built in wardrobes. Radiator. Smooth finish ceiling with coved cornice.

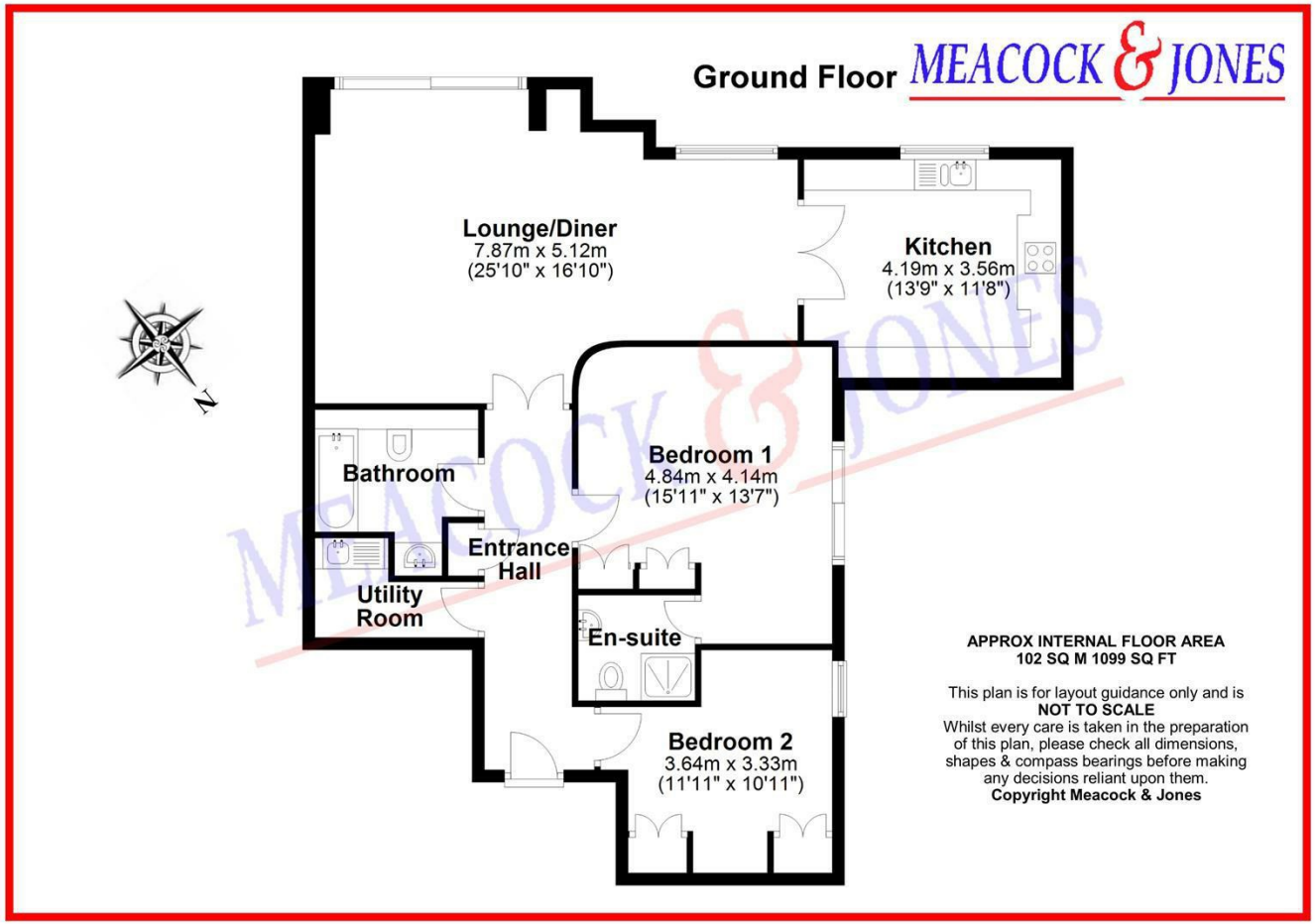
En-Suite Shower Room
Comprising tiled shower cubicle. Low level WC with wall back cistern and wash hand basin with chromium mixer tap. Extractor fan. Smooth finish ceiling with coved cornice and down lighters. Fully tiled walls in complementary ceramic tiling. Radiator.

Bedroom Two
Double glazed sash window to flank aspect. Fitted wardrobes to one wall. Smooth finish ceiling with coved cornice. Radiator.

Bathroom
Comprising three piece coloured suite incorporating bath with chromium mixer tap and hand held shower attachment. Low level WC with wall back cistern and wash hand basin set in a vanity unit with chromium mixer tap with cupboard below. Extractor fan. Smooth finish ceiling with coved cornice and down lighters. Radiator.

Externally
Though the property has the benefit of extensive and well tended communal gardens, there is a small private garden area accessed from the primary bedroom, that belongs to the property. Furthermore, though currently a communal garden, there is a second garden area accessed from the lounge/diner patio doors that is solely accessed from this property. The sellers advise that they are currently in the legal process transferring this to the demise of the property. It has been laid to lawn with a small patio area and draws the westerly light; an ideal suntrap. Side personal gate giving access to the garages. The property benefits from its own single garage with up and over door which is accessed via Shorter Avenue.

Agent's Note
Leasehold/Share of Freehold
125 years from 1990 (90 Years remaining) The sellers are currently in the process of extending the lease to a term of 999 years unexpired.
£2,400PA Maintenance Charges


Ground Floor
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Lounge/Diner
7.87m x 5.12m
(25'10" x 16'10")
Kitchen
4.19m x 3.56m
(13'9" x 11'8")
Bathroom
Bedroom 1
4.84m x 4.14m
(15'11" x 13'7")
Entrance Hall
Utility Room
En-suite
Bedroom 2
3.64m x 3.33m
(11'11" x 10'11")
N
APPROX INTERNAL FLOOR AREA
102 SQ M 1099 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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Hall Ln
Crossways
Hunter Ave
Chelmsford Rd
Shenfield
Mount Ave
Hutton Rd
Hutton Rd
Worrin Rd
Priests Ln
Friars Ave
Hutton & Shenfield
Union Church
Park Way
Google
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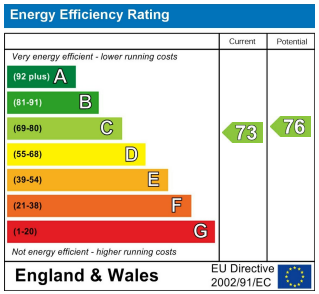
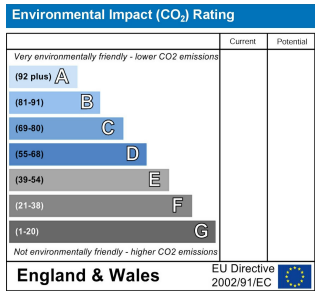

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
76
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

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