



Hutton Road, Shenfield

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Offers in the Region Of
£325,000 - £350,000

An extremely spacious two double bedroom ground floor apartment ideally situated behind Shenfield Broadway with its mainline rail station to London including the Elizabeth Line for the West End and Heathrow beyond. The accommodation comprises; entrance hall, lounge/diner, modern fitted kitchen, two double bedrooms and bathroom. There is ample internal storage options. Permit parking in communal car park for one vehicle. Shenfield Broadway offers an array of shops, restaurants and bars as well as fast and frequent rail service to London. No onward chain. EPC D.



Communal Entrance with security door
and stairs to 2nd floor

Entrance hallway

Lounge/Diner with Juliet balcony 24' 2"
x 12' 9" (7.36m x 3.88m)

Kitchen 9' 6" into door recess narrowing
to 7'5 (2.89m x 2.89m x 2.26m)

Bedroom 1 13' 5" x 10' 6" (4.09m x 3.20m)

Bathroom

Permit parking in communal parking
areas

Permit parking for one car (no
commercial vehicles allowed) in
communal parking areas.

Agents Note


Tenure - Leasehold - New 125 year lease
from completion.

Ground Rent - £250.00 p.a.

Service Charge - £1463.36 p.a.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Council Tax Band D

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