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Hutton Road, Shenfield

WN
PROPERTIES

Hutton Road Shenfield

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>2.89m x 2.28m.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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Council Tax Band D

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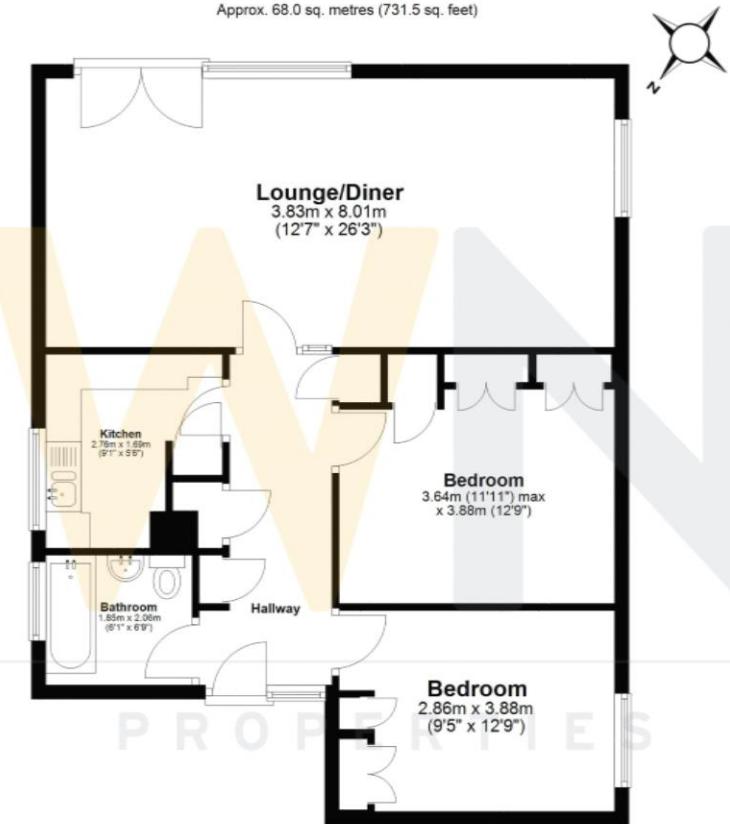


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GROUND FLOOR
Approx. 68.0 sq. metres (731.5 sq. feet)



Total area: approx. 68.0 sq. metres (731.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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