



## Hutton Road, Shenfield

Two bedroom apartment centrally located in Shenfield and just a short walk from the mainline station which gives access to London Liverpool Street within 26 minutes. Accommodation comprises: private entrance door, fitted kitchen, lounge/diner, two double bedrooms with fitted wardrobes and bathroom. No parking included with the property. Ideal for a commuter. The property is offered unfurnished and available immediately (subject to references & contract). EPC D.

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£1,400.00 pcm

Council Tax Band B



Entrance Hallway

Lounge/Diner  
11' 4" x 14' 5" (3.45m x 4.40m)

Bedroom One  
11' 4" x 15' 6" (3.45m x 4.73m)

Bedroom Two  
9' 10" x 9' 10" (2.99m x 2.99m)

Kitchen  
8' 10" x 6' 3" (2.69m x 1.92m)

Bathroom  
7' 7" x 6' 5" (2.30m x 1.96m)

Externally  
Stairs to third floor leading to front door



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.