



2 Rockleigh Court Hutton Road
Shenfield
Guide price £375,000

MEACOCK & JONES

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MEACOCK & JONES

Set in a prime location in the centre of Shenfield, set back from the high street, is this recently decorated and smartly presented two bedroom ground floor apartment accessed via a secure entry phone system and offered for sale with no onward chain.

The spacious accommodation commences with a hallway offering plenty of storage space, leading through to the fantastic living room with central feature wood mantel fireplace. This room has lots of options for arranging your sofas and armchairs, plus the double french doors and large windows flood the room with natural light. The kitchen is fitted with modern gloss units at both low and eye level, plus some integrated appliances, and marble effect laminate work tops. The inner hallway leads to the bedrooms, both of which are good sized doubles, bedroom one having built in floor to ceiling wardrobes to one wall, bedroom two having a built in storage cupboard. The shower room is also of good size and has tiled walls and a walk in shower cubicle.

Externally there is a small patio area which overlooks the well maintained communal gardens and shopping Broadway, plus the parking bays in the forecourt of the apartments provide one permit parking space plus guest parking is available at a small charge. Shenfield mainline railway station is a stones throw away, and provides a fast and frequent service into London, along with the Elizabeth Line offering other alternatives including the very convenient link to Heathrow airport. There are plenty of excellent options for schooling in the area, at all levels from nursery right up to Senior School level.

- **CENTRALLY LOCATED APARTMENT**
- **SECURE ENTRY PHONE SYSTEM**
- **PARKING SPACE**
- **TWO DOUBLE BEDROOMS**
- **WELL PRESENTED THROUGHOUT**
- **EXCELLENT LOCAL SCHOOLS**
- **GROUND FLOOR**
- **NO ONWARD CHAIN**
- **PATIO AREA**
- **STONES THROW TO SHENFIELD STATION**



Accommodation Comprises of:-

Entrance Hall

Living/Dining Room 21'9 x 16'6 (6.63m x 5.03m)

Kitchen 11'5 x 7'10 (3.48m x 2.39m)

Bedroom One 12'11 x 11'4 (3.94m x 3.45m)

Bedroom Two 11'11 x 7'10 (3.63m x 2.39m)

Shower Room 6'6 x 5'10 (1.98m x 1.78m)

Externally - One Permit Parking Space

Agent's Note - Lease 111 Years Remaining

Quarterly Service Charge £355.00

Ground Rent £250 PA



GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
England & Wales	69	76
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		