



Ardleigh Court, Shenfield

Guide Price: £325,000 - £350,000 Offered for sale with no onward chain, this top floor two-bedroom apartment . It is particularly attractive to local residents commuting into London, making it a compelling choice for both owner-occupiers and investors alike. Accessed via a well-maintained communal hallway, the property opens into a generous entrance hall complete with built-in storage cupboards, leading through to a bright and airy lounge/diner ideal for both relaxing and entertaining. The separate kitchen is fitted with a range of units and includes integrated appliances, while the accommodation is completed by two well-proportioned bedrooms and a modern white fitted bathroom. Perfectly positioned, the apartment benefits from close proximity to Shenfield station, providing fast and frequent services into London, including the Elizabeth Line with direct links to the West End and Heathrow Airport. Externally, the property is surrounded by attractive communal gardens and further benefits from a communal parking area with one allocated permit, making it an ideal choice for commuters, first-time buyers, and investors. EPC D

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PROPERTIES

Communal Entrance Hall
Security entry system and entrance door to;

Entrance Hall
Three built in cupboards and doors to;

Lounge/Diner 25' 1" x 12' 5" (7.64m x 3.78m)
Bright and spacious dual aspect room with French doors and further window to rear.

Kitchen 9' 0" x 8' 11" (2.74m x 2.72m) max.
L-shaped with built in cupboard. Fitted base and wall mounted cupboards with contrasting coloured Formica work surfaces. Inset oven and and hob with extractor hood above, space for washing machine and fridge/freezer. Window to rear.

Bedroom One 12' 6" x 9' 1" (3.81m x 2.77m) to front of wardrobe.
Fitted wardrobes with sliding doors to be fitted at the time of dictation and window to rear.

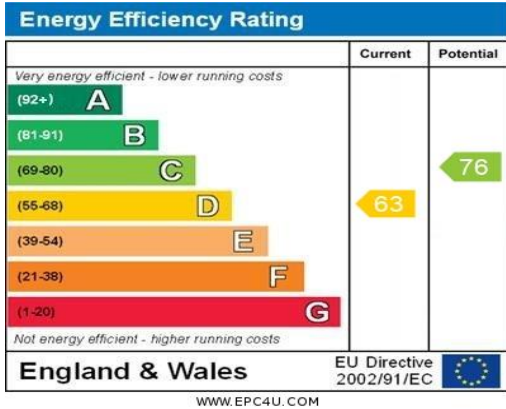
Bedroom Two 12' 6" x 9' 4" (3.81m x 2.84m) to rear of wardrobe.
Window to rear. Fitted wardrobes with sliding doors to be fitted at the time of dictation.

Bathroom 6' 4" x 6' 0" (1.93m x 1.83m)
White suite comprising; bath with shower over and fitted shower screen, WC. and pedestal wash hand basin. Tiled walls and window to front aspect.

Externally
Communal gardens, refuse storage area's and communal residents parking with two parking permits included with this property.

Agents Note
Tenure - Leasehold New 125 year lease from 2024. Ground Rent - Peppercorn Service Charge - £1,276.04 for the year, charged at £319.01 quarterly.





Council Tax Band D

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