



Hutton Road, Shenfield

# Hutton Road Shenfield

£339,000

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 - Peppercorn. Service Charge - £1463.36 p.a.





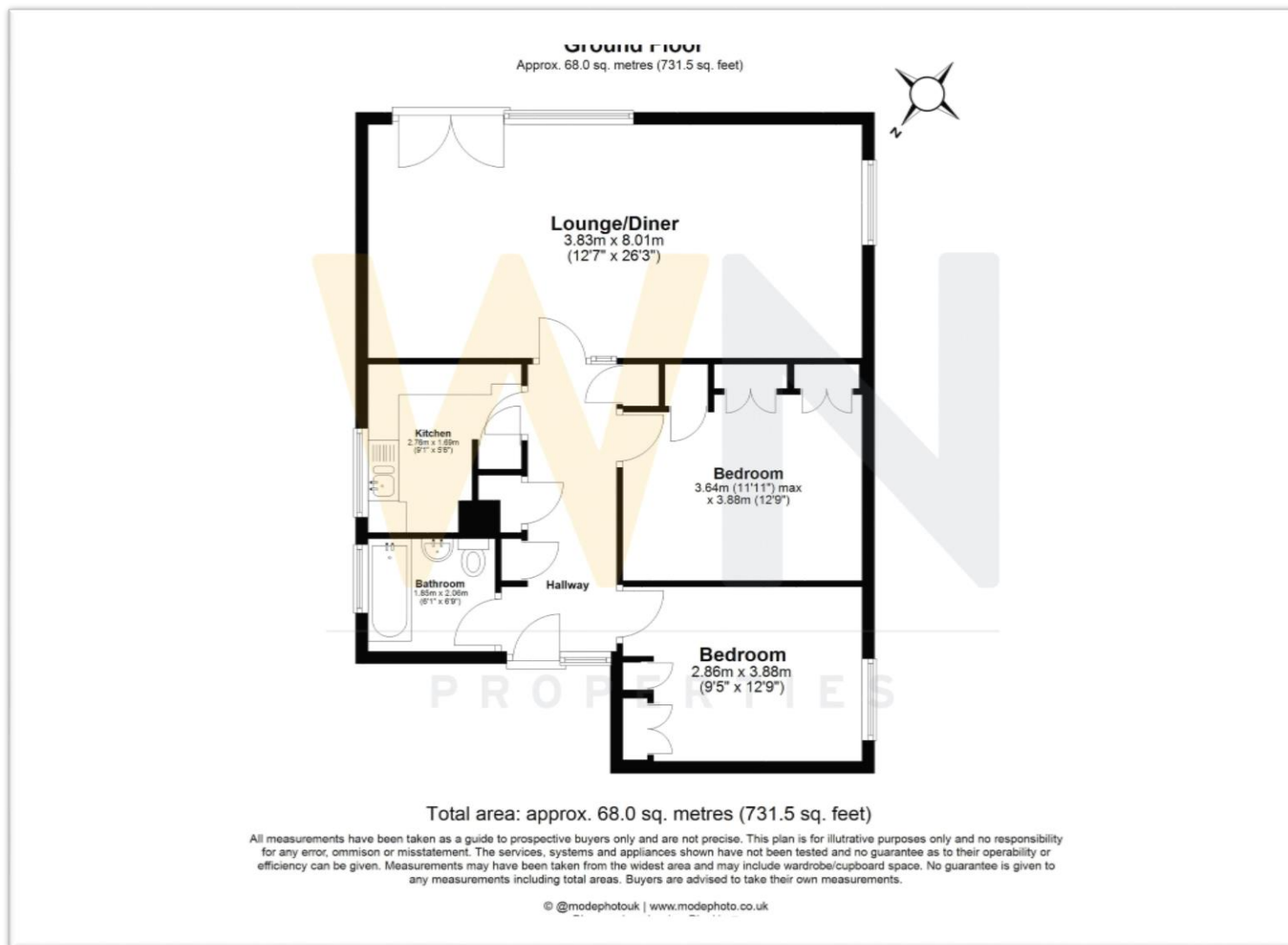
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

Council Tax Band D

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