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# Ardleigh Court, Shenfield

**WN**  
PROPERTIES



# Hutton Road Shenfield

£264,000

We are pleased to present this well-appointed one-bedroom apartment, located on the first floor and conveniently situated just behind The Broadway in the heart of Shenfield. Perfect for easy access to the mainline railway station that provides fast and frequent services to London and includes the Elizabeth Line for the West End. The accommodation comprises a contemporary open-plan design, featuring a generously sized living/dining/kitchen area that leads to a separate double bedroom. There is also a modern fitted shower room. Additionally there is a communal permit parking area and well-maintained communal gardens surrounding the building. This property comes with an extended lease of 198 years from 1982, and a peppercorn ground rent, making it an excellent choice for both buy-to-let investors and first-time buyers alike. No onward chain. EPC C.



### Entrance Lobby

Part glazed entrance door. Wood flooring extending into the living/dining/kitchen area. Built in cupboard with mirrored doors. Door to shower room.

### Living/Dining/Kitchen Area 16' 2" x 14' 6" (4.92m x 4.42m)

A bright spacious area with two double glazed windows to rear, wood flooring and spotlights to ceiling. Door to bedroom.

### Kitchen Area

Fitted with modern base and wall cupboards. Work-surfaces and integrated appliances including; fridge, freezer and dishwasher. Glass topped, four burner gas hob with extractor hood above and electric oven below. Tiled splashback.

### Bedroom 11' 8" x 8' 9" (3.55m x 2.66m) to front of wardrobes.

Double glazed window to side and mirror fronted wardrobes across the entire expanse of one wall.

### Shower Room

Corner shower cubicle, W.C. and wash hand basin. Ceramic tiled

walls and floor. Chrome towel rail and double glazed window to side. Extractor fan. Built in cupboard housing Worcester gas fired boiler and space beneath for washing machine.

### Externally

Ardleigh Court can be accessed from both Hutton Road and Shorter Avenue where there are communal parking areas, gardens and refuse storage areas.

### Agents Note

Tenure - Leasehold Term - 198 years from 25.03.1982

Ground Rent - Peppercorn

Service Charge - £365.84 per quarter (25th March 2025 – 23rd June 2025)









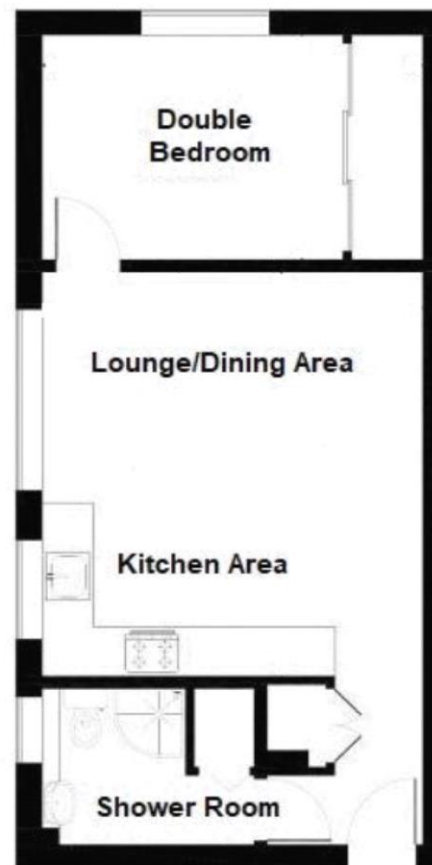
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Council Tax Band B

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