



## Kestrel Close, Shenfield

Offers Over £349,000

A luxurious first floor apartment, situated within the exclusive Nola development in the heart of Old Shenfield. Extremely well-presented accommodation in a popular location positioned between Brentwood and Shenfield conveniently situated 0.9 miles from Shenfield's mainline station providing a fast and frequent service to London that includes an extended Elizabeth Line service to the West End, Heathrow airport and beyond. Brentwood High Street and shops are 0.7 miles. Accommodation comprises; open-plan living area leading to kitchen with integrated appliances, large walk-in utility cupboard from the hallway, double bedroom and luxurious bathroom. Allocated parking for one car. EPC B.





### Communal Entrance

Secure entry to communal access and staircase leading to first floor and further security door and entrance door leading to;

### Entrance Hall

Intercom system. Double doors to built in utility area comprising; freestanding washer dryer and electricity meter. Wood effect floor.

### Reception/Kitchen 18' 4" x 13' 4" (5.58m x 4.06m)

Illuminated media wall. Open-plan to kitchen area; grey gloss wall mounted and base level units with white quartz style worktops. Appliances include; four ring ceramic hob with cooker hood above and single electric oven beneath, integrated fridge/freezer, dishwasher and microwave.

### Bedroom 12' 9" x 10' 9" to rear of wardrobes (3.88m x 3.27m)

Fitted wardrobes.

### Bathroom

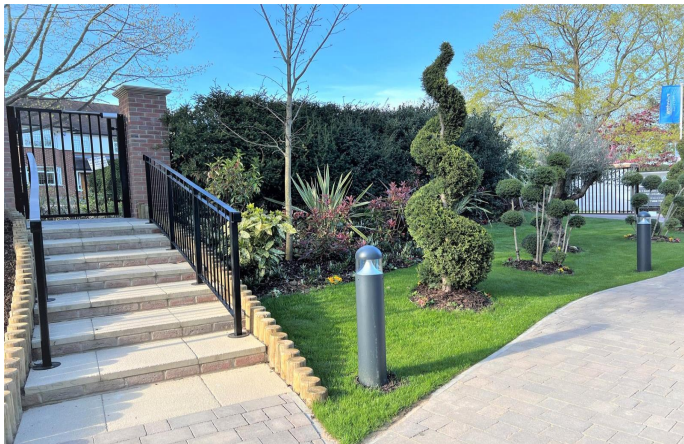
White suite comprises; back to wall WC, wash hand basin and panelled bath with tiled surround, fitted shower and glazed screen. Heated towel rail. Illuminated mirror. Tiled floor.

### Exterior

Secure electric entrance gate leading to beautifully landscaped gardens, which leads onto woodland. Allocated parking for one car with one visitors permit. Communal covered cycle store.

### Agent note

Service charge: 1st April 2025 – 31st March 2025 - £1,802.23 Tenure - Leasehold - 996 years Ground rent : Peppercorn



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Council Tax Band C

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