



**Flat 5, Sheldon Court Rayleigh Road  
Hutton**

**Price guide £285,000**

**MEACOCK & JONES**



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**MEACOCK & JONES**

A bright and spacious two bedroom first floor apartment, located in the very centre of Shenfield, just 0.2 mile from Shenfield mainline railway station and Crossrail terminus. Offered to the market with no onward chain, the property comes with the benefit of a share of the freehold and an allocated car parking space.

- Two Bedrooms
- Allocated Car Parking Space
- No Onward Chain
- Living Room
- Share Of Freehold
- Fitted Kitchen
- Lease Term Of 153 Years
- Family Bathroom
- 0.2 Miles Shenfield Mainline Railway Station



### **Accommodation comprises:**

From a secure entrance a staircase rises to the first floor landing where this property can be found. Door opens to:

### **Entrance Hall**

Wall mounted phone entry system, radiator, painted panelled double doors open to linen cupboard with slatted shelving and additional shelf above. Another pair of painted panelled doors open to a large storage cupboard that incorporates a hanging rail with a fuse box fitted to the wall. This provides additional and useful storage space.

### **Sitting Room 15'11 x 12' (4.85m x 3.66m)**



A bright and spacious reception room drawing maximum sunlight through large UPVC double glazed windows that face the southerly elevation of the building. Radiator. Coved cornice to ceiling. Two wall light points.

### **Kitchen/Breakfast Room 10'8 x 7'7 (3.25m x 2.31m)**



Fitted with a range of white units that comprise base cupboards, drawer, and wall mounted cabinets along two walls. A marble effect roll edged work top incorporates a one and a quarter bowl single drainer stainless steel sink unit with mixer tap and tiled splashbacks above. Integrated appliances to remain include a Neff four ring gas hob with concealed extractor unit above and DeLonghi oven. Space for refrigerator, freezer and washing machine. Wall mounted Vaillant gas fired boiler. Partial tiling to walls, radiator. UPVC double glazed window to rear aspect. Space for a small table and chairs.

### **Bedroom One 15' x 8'9 (4.57m x 2.67m)**



A range of floor to ceiling wardrobes are fitted with hanging rails and shelving and these provide extensive clothes storage. Radiator. UPVC double glazed window to rear aspect.

### **Bedroom Two 12' x 6'4 (3.66m x 1.93m)**



A bright bedroom with UPVC double glazed windows to the front elevation with radiator below.

### Bathroom 7'4 x 5'10 (2.24m x 1.78m)



Comprises panel enclosed bath with hand grips, wall mounted shower attachment and shower screen. Pedestal wash hand basin, close coupled wc. Partially tiled walls, shaver point. UPVC obscure double glazed windows to rear aspect. Radiator.

#### Agent's Note

Share of freehold

Lease term of 153 years unexpired

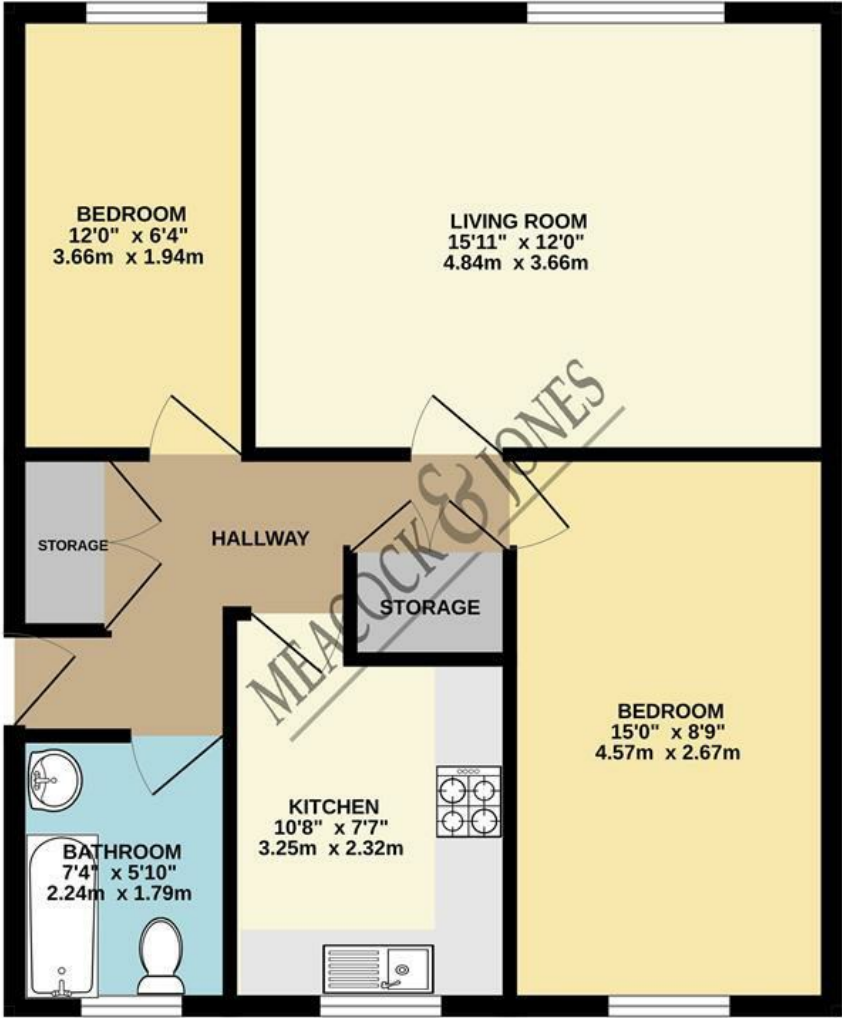
Service charge £1,989.25 per annum

Ground rent historically £30 per annum, (though no longer collected given the share of freehold)





GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 624 sq.ft. (58.0 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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