



6b Rockleigh Court, Hutton Road  
Shenfield  
Offers over £375,000

**MEACOCK & JONES**

## **6b Rockleigh Court, Hutton Road, Shenfield, Essex, CM15 8NH**

**\*\*Initial offers invited in the region of £375,000 - £400,000\*\***

This tastefully appointed top floor apartment is located in an enviable location in the central of Shenfield just a few minutes walk from Shenfield mainline railway station and shopping Broadway. The property is offered with two parking permits

An entrance door opens to the communal entrance where a staircase rises to the first and second floor landings. A UPVC double glazed front door opens to the:-

### **ENTRANCE HALL**

9.14m 2.44m x 2.92m

Entry phone system. Alarm. Storage Cupboard.

### **LOUNGE**

30' 8 x 10'7 (9.14m 2.44m x 3.23m)

A very impressive and spacious lounge area with two UPVC double glazed windows overlooking the front elevation and french doors leading out onto a balcony. Feature fireplace with inset gas fire. Speaker to ceiling. LED lights to ceiling. Wood plank flooring. Two radiators. Storage cupboard housing the consumer board. Further storage cupboard housing the washing machine, tumble drier and combi boiler. This area leads into the :-

### **KITCHEN**

11'6 x 8'2 (3.51m x 2.49m)

Continuation of wood flooring. Radiator. UPVC double glazed window overlooking the rear elevation. Fitted with a range of base and eye level white gloss units with granite worktops above. Tiled splashbacks. Gas hob with built in extractor unit fitted above. Speaker to ceiling. LED lights to ceiling. Oven with microwave. Integrated fridge/freezer. Built-in dishwasher. Single drainer sink unit with mixer tap.

### **BEDROOM ONE**

10'5 x 9'8 (3.18m x 2.95m)

Speakers and LED lights to ceiling. UPVC double glazed

window enjoying views to the rear elevation with radiator below. This room is fitted with a range of floor to ceiling storage wardrobes to one wall. Further built in storage. Continuation of wood flooring.

### **BEDROOM TWO**

9'7 x 7'9 (2.92m x 2.36m)

Continuation of wooden flooring. Built-in wardrobes to ceiling height fitted to one wall. Speakers to ceiling. UPVC double glazed window to the rear elevation. Radiator.

### **BATHROOM**

6'4 x 5'8 (1.93m x 1.73m)

Full tiling to walls. White wash hand basin with built-storage below. Back to wall WC. Tile enclosed bath with shower attachment above. Tiling to floor. Extractor fan. Chromium heated towel rail. Shaver point. UPVC obscure double glazed window.

### **AGENT'S NOTE**

Lease extended to 118 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	58
(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		
(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	



