



1 Clune Court Hutton Road  
Shenfield  
Offers over £700,000

MEACOCK & JONES

## 1 Clune Court Hutton Road, Shenfield, , CM15 8NQ

Clune Court is an exceptional development, located within the heart of Shenfield. Located a short walk from Shenfield Station is this deceptively spacious ground floor apartment offering a spacious hallway, Impressive lounge/diner, two double bedrooms with en-suite shower room to the primary. Fitted kitchen including built in appliances. There is also a utility room and a family bathroom. Whilst the gardens are communal, a private and secluded courtyard garden is accessed directly from the lounge. The property also benefits from its own garage which is accessed from Shorter Avenue. The property is offered for sale with no onward chain and early interest is expected.

Accessed via a security entry phone system. Hardwood entrance door to spacious entrance hall.

### Entrance Hall

Radiator. Smooth finish ceiling with coved cornice. Airing cupboard. Twin multi paned glass doors through to the impressive lounge/diner

### Lounge/Diner

Double glazed sliding patio doors open to a screened garden area. Sash window to flank aspect. Three radiators. Smooth finish ceiling with coved cornice. Feature fire surround. Twin multi pane glass doors leading to:-

### Kitchen

White work surfaces with a comprehensive range of white fronted units to eye and base level with built in gas hob and cooker below. Integrated upright fridge and freezer. Canopied extractor hood. Stainless steel sink unit with chromium mixer tap. Cupboard housing boiler. Smooth finish ceiling with coved cornice and down lighters. Radiator.

### Utility Room

Roll top work surfaces with base unit. Plumbing for washing machine. Stainless steel sink unit with chromium taps. Smooth finish ceiling with down lighters. Radiator. Electricity consumer unit.

### Bedroom One

Double glazed sliding patio doors open to a small private garden area, that belongs to the property. Built in wardrobes. Radiator. Smooth finish ceiling with coved cornice.

### En-Suite Shower Room

Comprising tiled shower cubicle. Low level WC with wall back cistern and wash hand basin with chromium mixer tap. Extractor fan. Smooth finish ceiling with coved cornice and down lighters. Fully tiled walls in complementary ceramic tiling. Radiator.

### Bedroom Two

Double glazed sash window to flank aspect. Fitted wardrobes to one wall. Smooth finish ceiling with coved cornice. Radiator.

### Bathroom

Comprising three piece coloured suite incorporating bath with chromium mixer tap and hand held shower attachment. Low level WC with wall back cistern and wash hand basin set in a vanity unit with chromium mixer tap with cupboard below. Extractor fan. Smooth finish ceiling with coved cornice and down lighters. Radiator.

### Externally

Though the property has the benefit of extensive and well tended communal gardens, there is a small private garden area accessed from the primary bedroom, that belongs to the lease of the property. Furthermore, though technically a communal garden, there is a second garden area accessed from the lounge/diner patio doors that is solely accessed from this property. It has been laid to lawn with a small patio area and draws the westerly light; an ideal suntrap. Side personal gate giving access to the garages. The property benefits from its own single garage with up and over door which is accessed via Shorter Avenue.

### Agent's Note

Leasehold/Share of Freehold  
125 years from 1990 (90 Years remaining)  
£2,400PA Maintenance Charges



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	76
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		
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