



Flat 19 Barrington Court
Hutton
£290,000

MEACOCK & JONES

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MEACOCK & JONES

A bright and spacious two bedroom second floor apartment, situated within very easy reach of Shenfield mainline railway station and Crossrail terminus. Offered to the market with no onward chain. This appealing property has the benefit of a single garage and a most attractive open plan living area.

- Two Bedrooms
- 696 Square Feet
- Open Plan Lounge/Kitchen Area
- Top Floor Apartment
- Modern Bath/Shower Room
- 0.7 Miles To Shenfield Station
- Garage
- No Onward Chain





are looking to move to the area. The kitchen has been comprehensively fitted with a cream gloss colour range of units that are complimented with a wood effect worktop which has an overhang that can comfortably accommodate four people. Integrated appliances to remain include a gas hob with extractor fan unit above, oven below, fridge/freezer, washing machine and dishwasher. Partially tiled splashback. Linoleum tile-effect flooring. Coved cornice to ceiling.

There are two large UPVC windows, that provide a dual aspect and an abundance of light to fill the room. Radiator. Coved cornice to ceiling. Wooden internal French doors leading to an inner hallway that connects to the bedrooms and bathroom.

Bedroom One 13'7" x 12'1" (4.16 x 3.69)



A good sized double bedroom which benefits from an integrated wardrobe cupboard providing clothes storage, as well as sufficient space for additional furnishing such as a chest of drawers and or dressing table. Radiator. UPVC window. Coved cornice to ceiling.

Bedroom Two 14'8" x 8'9" (4.48 x 2.69)



A sunny bedroom with a fitted wardrobe cupboard providing useful storage space. 2 UPVC windows. Radiator. Coved cornice to ceiling.

Bathroom

The bathroom comprises a bath with wall mounted shower attachment and glass shower screen. A wash hand basin and WC. Fully tiled walls. Linoleum tile-effect flooring. UPVC obscured window to rear.

Accommodation Comprises: From a communal entrance, a staircase rises to the second floor landing where this property can be found. Door opens to:

Open Plan Lounge / Kitchen 25'4" x 12'9" (7.73m x 3.90m)



The contemporary open plan arrangement of accommodation will appeal to city professionals that

Externally



The property has the benefit of a single garage which is located in a block nearby to the building.

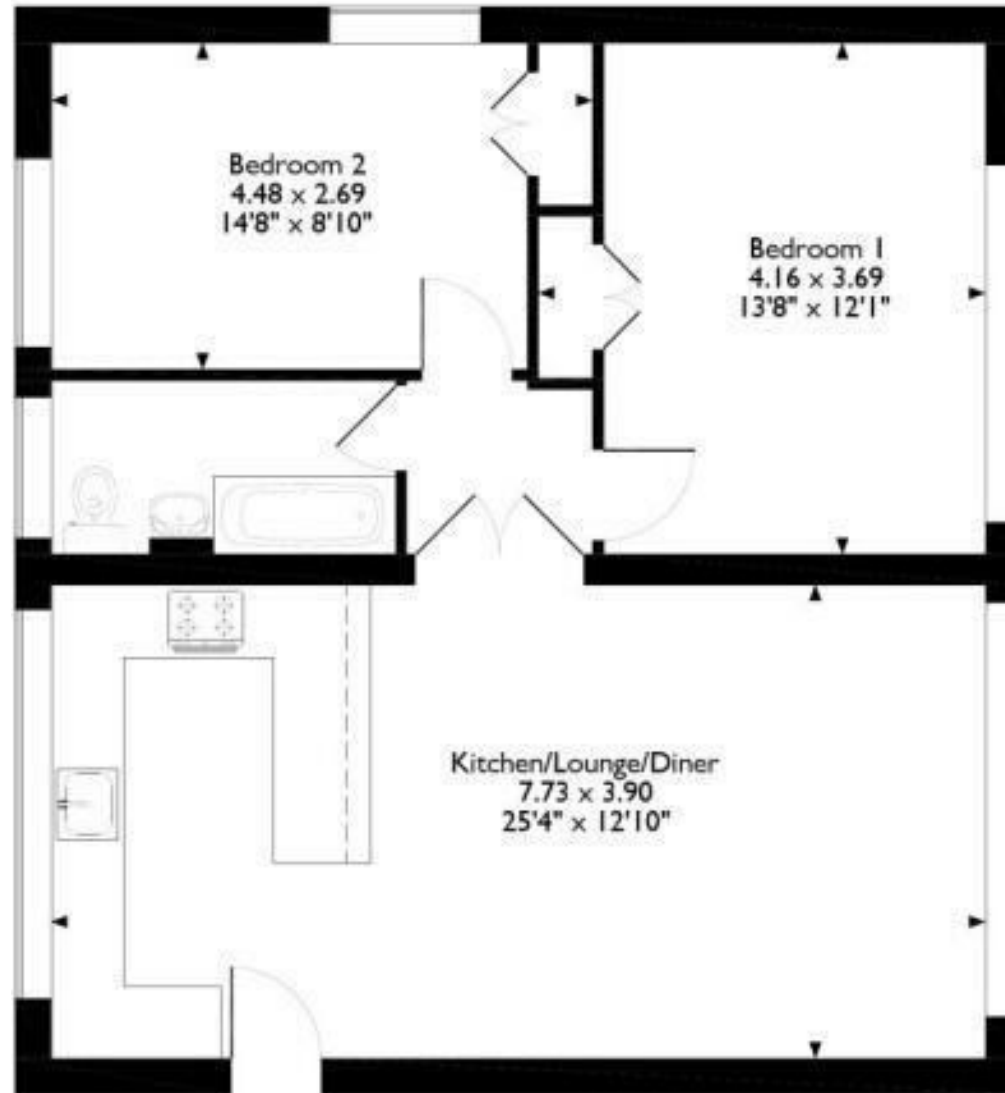
Agent's Notes

Lease term of 130 years unexpired

Service charge: £325 per annum



Barrington Court Hutton, Brentwood
Approximate Gross Internal Area
65 Sq M/696 Sq Ft



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	