



MEACOCK & JONES

2 Bedrooms

Apartment

Located in Shenfield

£485,000



enquiries@meacockjones.co.uk

www.meacockjones.co.uk

01277 218485

Flat No.4 (Plot 1.04) Shenfield Library Development, Brentwood | | CM15 8JD



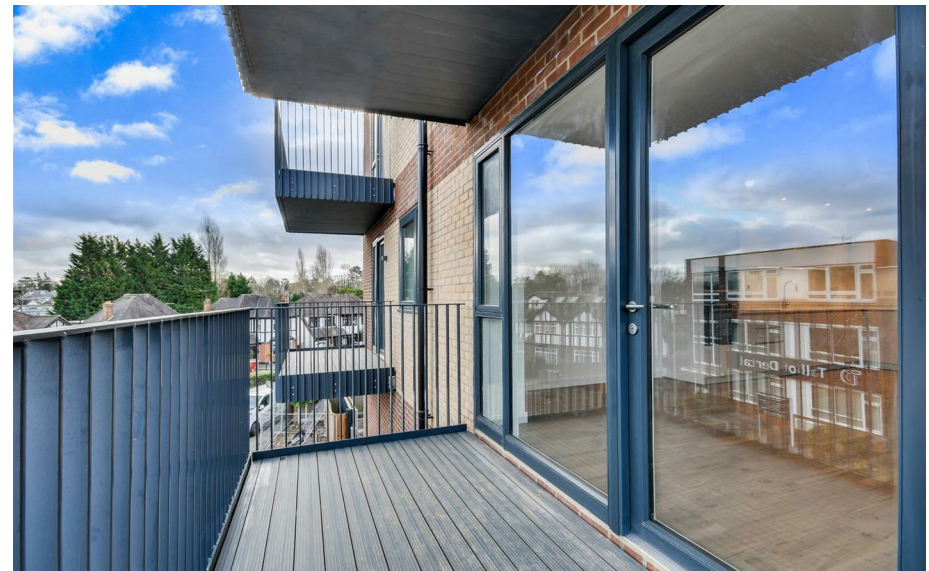
A brand new, energy efficient, two bedroom 691 square foot first floor apartment, situated in the highly sought after central Shenfield Novus development.

Novus is an exclusive collection of nine luxury, bespoke architect designed one and two bedroom apartments, set above a beautifully re-imagined library and community space. Located within the bustling centre of Shenfield, with exceptional transport links to central London and the beautiful Essex Countryside close by. Set above Shenfield's innovative new library and benefitting from carefully landscaped community gardens, this is a truly unique and inspirational development.

Flat No.4 (Plot 1.04) Shenfield Library

£485,000 Leasehold

- Open Plan Living/Dining/Kitchen
- Two Bath/Shower Rooms
- Secure Car Parking & EV Charging Point
- Superfast Broadband Connection*
- Premier Guarantee 10 Year Warranty
- Two Bedrooms
- Underfloor Heating Throughout
- Lift
- Central Shenfield Location
- Newly Constructed So No Onward Chain and EPC A Rated



NOTES:
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 Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only, subject to statutory approvals and survey.
 Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.
 Please note the information contained within this drawing is solely for the benefit of the employer and should not be relied upon by third parties.
 The CDM hazard management procedures for the Chetwoods aspects of the design of this project are to be based on the 'Chetwoods - Hazard Analysis and Design Risk Assessment' and/or drawings. The full project design team comprehensive set of hazard management procedures are available from the Principle Designer appointed for the project.



CD2	Workbooks amended in line with Client request.	13.10.2023	np/ow
CD1	Sales brochure plans - issued for approval	28.09.2023	tw/np
Rev	Revision Description	Date	Author/Reviewer

SALES PLAN

Ground Floor, Unit B, Dickens Court
 Britton Street, London, EC1M 6BX

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www.chetwoods.com



Chetwoods Project Reference: **4757**
 Project: **Shenfield Library**

Subsidiary: **S02**

Client:
Essex Housing (ECC)

Drawing Title:
Apartment 1.04 Sales Plan

Scale	ISS	Drawn	Checked	Date			
1 : 50	A3	IW	NP	09/20/23			
Project	Original	Zone	Level	Type	Role	Number	Rev.
4757	CA	XX	01	DR	A	05014	C02

Living/Dining/Kitchen
22'5" x 13'0"

Bedroom One
13'2" x 11'3"

Bedroom Two
11'4" x 9'2"

Bathroom
7'0" x 6'4"

Balcony
11'10" x 5'6"

MODERN LUXURY

BLUEPRINT FOR GREENER LIVING

FINISHES

BATHROOM

KITCHEN

HEATING

CONNECTIVITY

OTHER

ENQUIRIES

NOTES

MEACOCK & JONES

106 Hutton Road
Shenfield
Essex
CM15 8NB

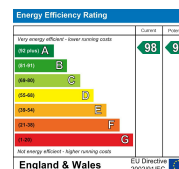
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Council Tax Band: D

Local Authority: Brentwood



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained

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