



**1B Rockleigh Court, Hutton Road
Shenfield**

MEACOCK & JONES

Initial offers are invited in the region of £350,000 to £375,000

A bright, modern and spacious two bedroom top floor apartment located in the very heart of Shenfield, within close proximity of the shopping Broadway with a good range of shops, restaurants and bars. The mainline railway station just across the road provides a fast and frequent service to London Liverpool Street.

Offers over £350,000



A UPVC double glazed door with secure entry opens to a communal entrance area. Stairs rise to the second floor landing where the property is located.

ENTRANCE

A double glazed front door opens to the:-

ENTRANCE HALL 7'11 x 3'11 (2.41m x 1.19m)

Entry phone system. Coved cornice. LED lights to ceiling. Amtico style flooring. Light oak doors conceal a useful storage cupboard with utility meters. A further door opens to a utility cupboard which houses the washer drier with slatted shelving above. Radiator.

SITTING/DINING ROOM 21'8 to 17'7 x 16'6 to 14'9 (6.60m to 5.36m x 5.03m to 4.50m)

A glazed panelled door opens to this most impressive and spacious sitting/dining room which also has space to accommodate a good size dining table. This room offers elevated views across central Shenfield through a large UPVC double glazed window to the front elevation and French doors adjoining that lead out to a Juliette style balcony. A further UPVC window provides additional light. Continuation of Amtico style flooring. Feature fireplace. Coved cornice. LED lights to ceiling. Two radiators.

KITCHEN 11'4 x 7'11 (3.45m x 2.41m)

Accessed from the entrance hall through a light oak glazed door the kitchen has been fitted with a very good range of base and eye level units in a contemporary grey gloss finish with quartz effect laminate roll edge worktops Microwave. Space for fridge/freezer. Space for dishwasher. Induction hob with built-in oven beneath and extractor hood fitted above. Metro style tiling to the walls. One and a half bowl single drainer sink unit. Coved cornice and LED lights to ceiling. Radiator. UPVC double glazed window overlooking the rear elevation.

INNER HALLWAY

From the Sitting/Dining Room an inner hallway leads

to the two bedrooms and bathroom. The inner hallway has a storage cupboard which is fully fitted as a secondary closet and wardrobe for the bedrooms with ample drawers, shelving and hanging space.

BEDROOM ONE 14'1 x 9'3 (4.29m x 2.82m)

A bright room situated at the front of the apartment. UPVC double glazed window with radiator beneath. Coved cornice to ceiling. Built-in wardrobe.

BEDROOM TWO 11'11' x 7'11' (3.63m' x 2.41m')

UPVC double glazed window to the rear elevation. Coved cornice to ceiling.

BATHROOM

Well appointed bathroom with panel enclosed bath with hand held shower attachment and glass panel. Amtico style flooring. Fully tiled walls with attractive mosaic panel. Wall mounted wash hand basin with built in vanity unit. Close coupled WC with concealed cistern. Heated towel rail. LED lights to ceiling.

OUTSIDE

There are well maintained communal gardens which are laid to lawn with trees and shrubs. There are parking bays to the forecourt of the apartments and this property has the benefit of two car parking permits.

AGENT'S NOTE

The current lease is 110 years from 1982.

Annual maintenance charges £880.00 per annum





GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.
While 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 guidance 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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