



**1 Rockleigh Court Hutton Road**  
**Shenfield**  
**£349,950**

**MEACOCK & JONES**



A bright modern two bedroom ground floor apartment located in a most desirable position in the very heart of Shenfield, within a stones throw of the shopping Broadway and mainline railway station providing a fast and frequent service to London Liverpool Street. The property is offered with no onward chain, has an allocated parking space and a most useful triple length garage.

- Two Bedrooms
- Large Lounge/Diner
- Triple length Garage & Allocated Parking
- Excellent Location

- Kitchen
- EPC Rating D

- Bathroom



A door opens to the communal entrance area of the property.

A glazed front entrance door opens to the hallway.

#### **ENTRANCE HALLWAY 7'11 x 3'11 (2.41m x 1.19m)**

Tiling to the floor. Very generous storage space. Cupboard housing the boiler. Double cupboard which presently houses the washing machine/tumble drier and a radiator. Entry phone system. Door into the:-

#### **LOUNGE 21'9 x 16'5 to 14'8 (6.63m x 5.00m to 4.47m)**

A most impressive lounge with three double glazed windows to the front elevation overlooking Hutton Road. French doors open out onto a small patio area, ideal for enjoying a morning coffee. Two radiators. Feature fireplace. Coved cornice to ceiling.

#### **KITCHEN 11'5 x 8' (3.48m x 2.44m)**

Double glazed window overlooking the communal gardens. Tiling to the floor. Fitted with a range of units to base and eye level. Integrated dishwasher. Integrated fridge/freezer. Single oven with gas hob above and chimney extractor fan fitted above. Glass tiled splashback. Single drainer sink unit

#### **INNER HALLWAY**

An obscure glazed door opens to the inner hallway. Further useful built in storage.space. Doors lead to:-

#### **BEDROOM ONE 12'9 c 8'4 (3.89m c 2.54m)**

A very good sized double bedroom with double glazed window to the front elevation with two radiators below.

#### **BEDROOM TWO 11'9 x 7'11 (3.58m x 2.41m)**

Another generously sized bedroom. Double glazed window to the rear elevation with views over the communal gardens.

#### **BATHROOM 6'6 x 5'10 (1.98m x 1.78m)**

Tiling to the floor. Chromium towel rail. Walk-in shower cubicle. Wash hand basin with vanity unit fitted below. White back to wall WC Shaver point. Obscure window to the side elevation. Extractor fan.

#### **TRIPLE LENGTH GARAGE 42'6 x 9'2 (12.95m x 2.79m)**

Fitted with an up and over door. Window to the side elevation.

#### **AGENT'S NOTE**

Leasehold: 156 years unexpired from 1981

Ground Rent: £250.00 PA

Service Charge: £250.00 Quarterly

Garage and additional allocated parking





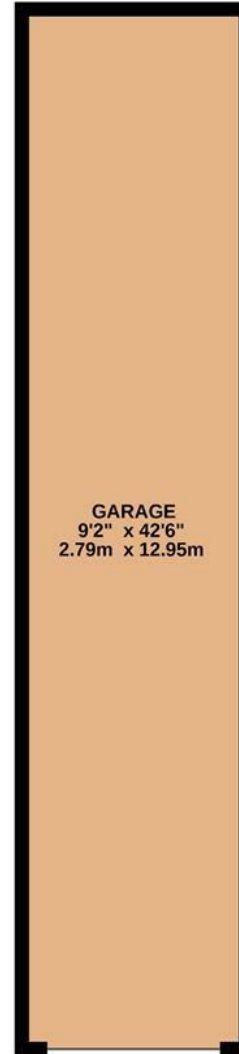




GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



GARAGE  
389 sq.ft. (36.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.

Whilst 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 illustrative 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(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	