



Flat 20, Booths Court Poplar Drive
Booths Court
Offers over £360,000

MEACOCK & JONES

Flat 20, Booths Court Poplar Drive, Booths Court, Essex, CM13 1YY

Initial offers are invited in the region of £360,000 to £375,000

A very appealing first floor two bedroom apartment located in one of the most popular and desirable apartment buildings in the central Shenfield area. Offered to the market with no onward chain, this well proportioned property is located in a lovely quiet location and only minutes walk from the Broadway and mainline railway station and Crossrail terminus.

From within a secure communal entrance a staircase and lift both rise to the first floor where upon this property can be found. A front door opens to:-

Entrance Hall

Ornate coved cornice to ceiling. Radiator. Wall mounted security entrance system. Door to deep airing cupboard containing hot water cylinder, slatted shelving and accommodates the fuse box. Door to:-

Sitting Room

19'4 x 11' (5.89m x 3.35m)

A well proportioned room drawing light from a pair of double glazed sliding patio doors that open to the balcony. Coved cornice to ceiling. Three wall light points. Radiator. Television aerial point.

Kitchen

11' 8 max x 10'2 max (3.35m 2.44m max x 3.10m max)

Contains a range of units that comprise base cupboards, drawers and matching wall cabinets along four walls. Integrated appliances to remain include a four ring gas hob with concealed extractor unit fitted above. A Beko split eye level oven and grill. Integrated refrigerator and freezer above. Space for dishwasher and washing machine. Charcoal tiled effect flooring. Sink with contrasting tiled splashbacks. Radiator. A window provides attractive views of the delightful and characterful 1906 built Hutton Poplars Hall.

Bedroom One

11'5 x 10'7 (3.48m x 3.23m)

Double glazed window to side with radiator below. Coved cornice to ceiling. A pair of painted doors open to a built-in wardrobe that provide hanging and shelving space. Door to:-

En-suite Shower Room

The shower room contains a tiled shower enclosure, back to wall WC with concealed cistern and wooden seat. Wall mounted wash hand basin with mixer tap. Tiling to full ceiling height. Heated towel rail. Spotlights to ceiling. Extractor fan. Shaver point.

Bedroom Two

11'5 x 8'6 (3.48m x 2.59m)

Double glazed window to side elevation with radiator below. Coved cornice to ceiling. A pair of painted doors open to a wardrobe that provides a hanging rail with shelving above and an additional cupboard opens to the side to provide extensive storage space.

Bathroom

Comprises a tiled enclosed bath with hand grips, mixer tap and wall mounted shower attachment. Wall mounted wash hand basin with mixer taps. Back to wall WC with concealed cistern and wooden seat. Bidet. Shaver point. Heated towel rail. Spotlights to ceiling. Extractor fan.

Outside

The apartments are surrounded by beautifully tended gardens mostly to the front of the development. These consist of a large lawned area with brick pathways and a number of clipped colourful shrubs and various ornamental trees. The gardens are very private and a focal point of the gardens to the front is a pretty pergola style summerhouse. Additional lawned area to the rear of the building.

Agents Note

Share of the Freehold

Service Charge: £300.00 per month



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		
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England & Wales		EU Directive 2002/91/EC

