



**7 Rosen Crescent  
Hutton  
Offers over £220,000**

**MEACOCK & JONES**



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**\*OFFERS INVITED IN THE REGION OF £220,000 - £230,000\***

Located within the St. Martins school catchment area is this first floor one double bedroom apartment, within a small development of similar properties constructed by Bellway Homes. The property has been finished to a high standard with additional extras supplied such as Zanussi integrated kitchen appliances. Being easily accessible to Shenfield Railway station and Crossrail terminus, and the shopping facilities in the Broadway, this property is perfect for first time purchasers or investors alike. The accommodation comprises:- entrance hall, open plan kitchen/lounge area, a spacious bedroom and a well appointed bathroom. The property has the added benefit of an allocated parking space and long lease.

- **Double Bedroom**
- **Open Plan Kitchen/Living/Dining Area**
- **Bathroom**
- **Allocated Off Street Parking**
- **Easy Access To Shenfield Station**
- **Well Presented**
- **115 Year Lease**





From a secure communal entrance, a staircase rises to the first floor landing. From here a painted wood panelled front door opens to the entrance hall.

### Entrance Hall

An L-shaped entrance. A pair of painted double doors open to a useful storage cupboard fitted with shelving. Feature wood effect flooring. Radiator. Door to:-

### Bedroom 11'4 x 10'3 (3.45m x 3.12m)



A bright and spacious bedroom from which a UPVC double glazed window faces the front elevation. Radiator. A pair of sliding mirrored doors open to a built-in wardrobe fitted with a hanging rail and shelving, providing clothes storage.

### Bathroom



The bathroom comprises a panel enclosed P-shaped bath with curved shower screen. Mixer tap. Wall mounted and hand held shower attachments. Contrasting charcoal tiling to the floor. Back to wall WC with concealed cistern. Wash hand basin with mixer tap. The walls are partially tiled. Heated towel rail. Spotlights to ceiling. Extractor.

### Kitchen/Living area 22'1 x 13'7 (6.73m x 4.14m)



A large and very sunny open plan kitchen/living area.

Double glazed windows face both the front and rear elevations of the property. Continuation of wood effect flooring. Two radiators. The kitchen has been comprehensively fitted with a contemporary style range of white gloss units that comprise base cupboards, drawers and matching wall cabinets along three walls. A complementing marble effect worktop incorporates a one and quarter bowl stainless steel single drainer sink unit with mixer tap. Integrated appliances to remain include a Zanussi fan assisted oven and a Zanussi four ring gas hob with Zanussi stainless steel extractor unit fitted above. Space and plumbing for washing machine. Integrated dishwasher. Zanussi refrigerator and freezer below. A cupboard conceals the Potterton gas fired boiler. The living area has a wood effect floor and the kitchen area has a contrasting charcoal tiled floor. Spotlights to ceiling.

### Outside



The property has the benefit of allocated off street parking.

### Agent's Note

Lease term of 115 years unexpired

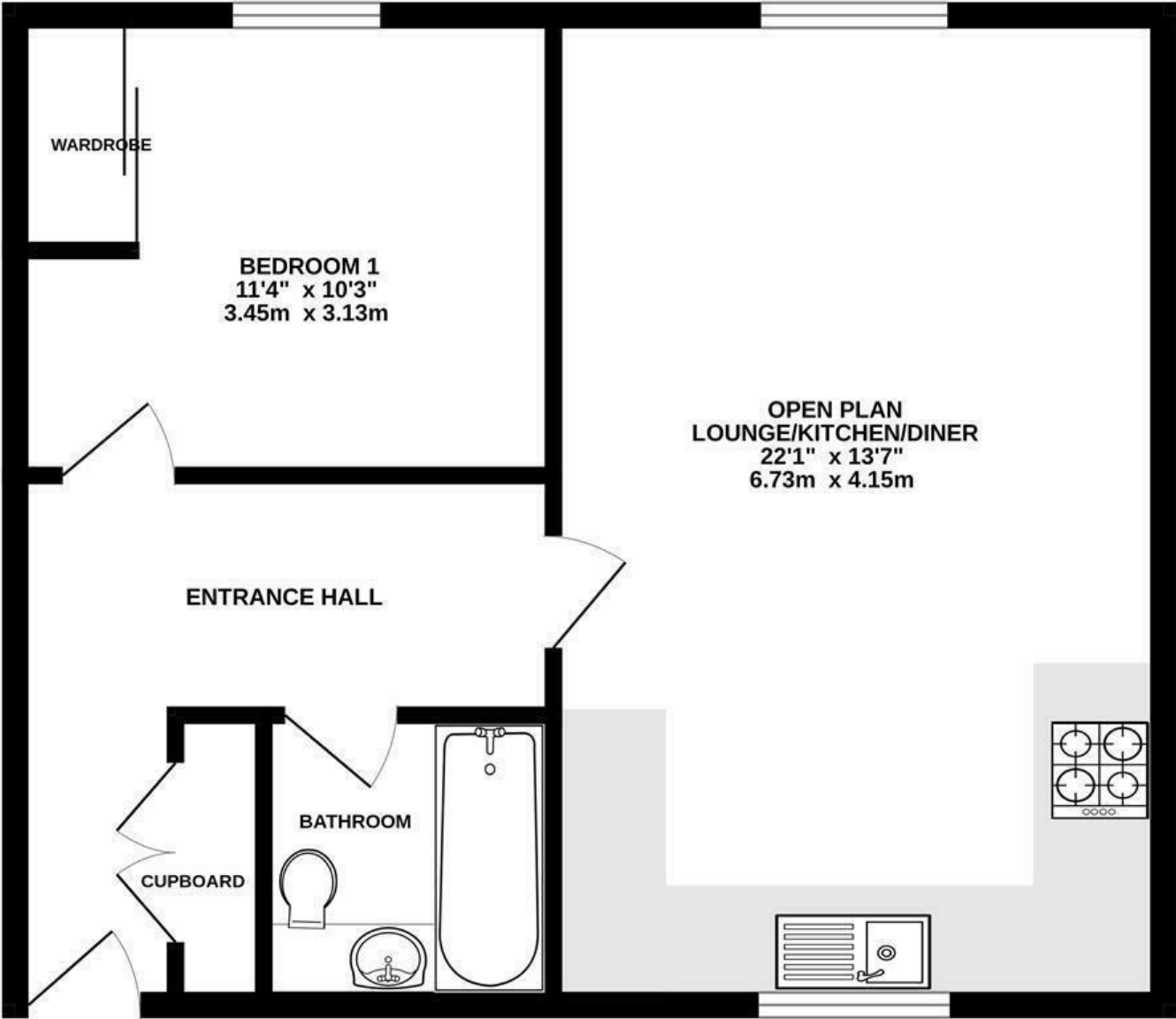
Service charge of £411 per quarter  
Ground rent £250 per annum







1ST FLOOR APARTMENT  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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	83	83
(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 <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	