



wnproperties.co.uk

Hutton Road, Shenfield

WN Properties are pleased to offer this exceptionally contemporary styled two bedroom first floor apartment. Ideally located in a popular development in central Shenfield. Light and spacious accommodation comprises; open plan kitchen/breakfast and living room with balcony, double bedroom with fitted wardrobes, single bedroom with fitted wardrobes and luxuriously appointed bathroom with separate shower cubicle. Parking permit for one car plus garage. Available early August 2023 on part-unfurnished basis. EPC. C.

01277 225191

lettings@wnproperties.co.uk



£1,500 pcm

Council Tax Band C



Communal Entrance

Secure communal entrance door leads to;

Entrance Hall

Light oak entrance door, entry phone, grey wood effect Amtico flooring, radiator, two storage cupboards. Doors leads to;

Lounge/Open Plan Kitchen 24' 0" x 10' 0" (7.31m x 3.05m)

Range of pebble base and wall mounted units with matching marble effect formica work surface/breakfast bar and up-stand. Integrated appliances include; fridge/freezer, slim-line dishwasher, washer-dryer, electric oven, induction hob and chimney style cooker hood. Grey Amtico flooring and double glazed window and fitted blind. Opens to living space with balcony from double glazed doors with fitted blinds, windows to side aspect with fitted blinds, carpet and radiator.

Bedroom 1 14' 0" (max) x 9' 0" (4.26m x 2.74m)

Double glazed window to front aspect with fitted blind, carpet, radiator and fitted double wardrobe.

Bedroom 2 10' 0" x 7' 0" (3.05m x 2.13m)

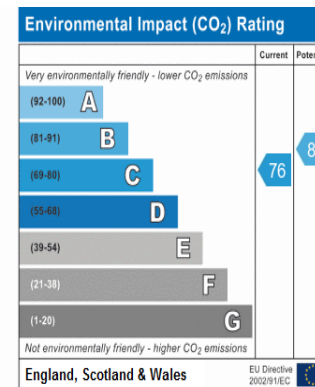
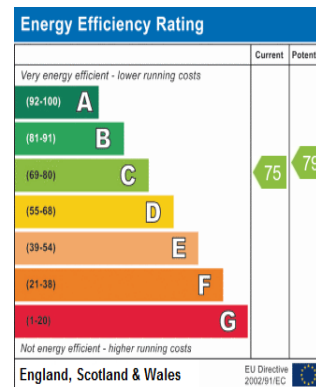
Double glazed window to rear with fitted blind, carpet, radiator and fitted double wardrobe. Further wardrobe and fitted chest of drawers.

Bathroom 8' 0" x 6' 4" (2.44m x 1.93m)

Luxuriously appointed white suite comprises; tiled shower cubicle with shower attachment, vanity unit with wash hand basin and drawers below, concealed WC and bath with panel. Marble effect wall tiles and contrasting ceramic tiled flooring. Black wall mounted heated towel warmer. Double glazed obscure window to rear.

Externally

Garage and parking permit for one car.



Address:
Rockleigh Ct, Hutton Road

HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.

148 Hutton Road Shenfield Essex CM15 8NL 01277 225191 lettings@wnproperties.co.uk

Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the landlord and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the rental and therefore must be verified by you/your representative before terms of contract are agreed. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from unfair Trading Regulations 2008 and the Business Protection from Misleading Regulations 2008.