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# Ardleigh Court, Shenfield

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£349,950

A spacious 82 sq metre two bedroom first floor apartment, ideally situated behind Shenfield Broadway which is perfect for London commuting via the mainline station that offers a fast and frequent service including the Elizabeth Line for the West End and Heathrow Airport beyond. A communal hallway leads to the property that comprises; spacious hallway with built in storage cupboards, dual aspect front to rear lounge, two double bedrooms with wardrobes and modern fitted kitchen and bathroom. Externally there are communal gardens, refuse storage areas and parking area with two permits for communal parking. The property is offered for sale with no onward chain. EPC C.



**Communal Entrance Hall**  
Security entry system. Entrance door to communal entrance hall with stairs leading to first floor. Door to;

**Entrance Hall**  
Three built in cupboards and doors to;

**Lounge/Diner 25' 2" x 12' 7" (7.66m x 3.83m)**  
Bright and spacious dual aspect room with French doors to Juliet balcony and window to rear.

**Kitchen 9' 0" x 8' 2" (2.74m x 2.49m) max.**  
L-shaped with built in cupboard. Fitted base and wall mounted cupboards with contrasting coloured Formica work surfaces. Inset oven

and hob with extractor fan above, space for washing machine and fridge/freezer. Window to front.

**Bedroom One 13' 3" x 12' 1" (4.04m x 3.68m) to front of wardrobe.**  
Fitted wardrobes with mirrored sliding doors and window to rear.

**Bedroom Two 12' 10" x 10' 1" (3.91m x 3.07m) to front of wardrobe**  
Window to rear and fitted wardrobes with mirrored sliding doors. Built in storage cupboard.

**Bathroom**  
White suite comprising; bath with shower over and fitted shower screen, WC. and pedestal wash hand basin. Tiled walls and window to front aspect.

**Externally**  
Communal gardens, refuse storage area's and communal residents parking with two parking permits included with this property.

**Agents Note**

Tenure - Leasehold New 125 year lease from 2024.

Ground Rent - Peppercorn

Service Charge - £1,276.04 for the year, charged at £319.01 quarterly.





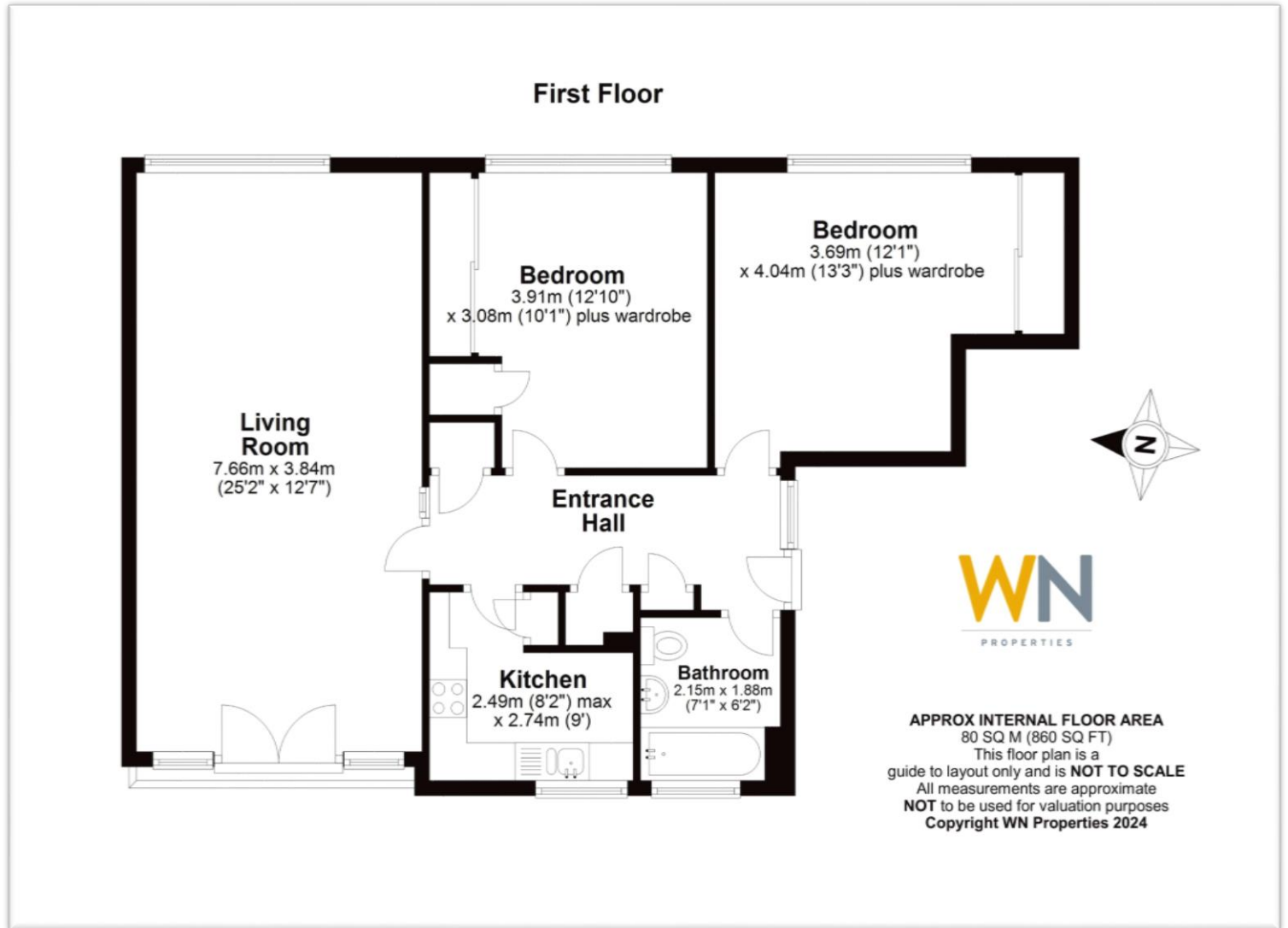
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band D

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