



Ardleigh Court, Hutton Road, Shenfield, Brentwood, Essex, CM15
8NA
OIRO £270,000



**** CASH BUYERS ONLY **** Spacious ground floor apartment with front and rear entrances. Situated in the highly sought after Ardleigh Court which is a short walking distance to Shenfield High Street and Station. The accommodation on offer comprises of Communal entrance leading to front door and entrance hall, bathroom, lounge, kitchen and double bedroom. Externally there is a large patio area leading to secluded patio/sun terrace and rear entrance door. There is permit parking available. Early internal inspection is highly recommended to fully appreciate the accommodation that

- CASH BUYERS ONLY
- TWO ENTRANCES
- WALKING DISTANCE OF SHENFIELD BROADWAY AND MAINLINE STATION
- NO ONWARD CHAIN
- PATIO GARDEN



Communal entrance

Double glazed door leading to communal hallway and front door on the ground floor.

Entrance Hall

Opening to Lounge and door leading to bathroom. Space for hanging coats and shoes.

Bathroom

Opaque Double glazed window to front aspect, three piece suite comprising of panel bath and wall mounted shower, low level w/c and pedestal hand wash basin. Complementary tiling to walls.

Lounge

5.0m x 3.2m (16' 5" x 10' 6") Large double glazed window to front aspect, opening to kitchen and door leading to bedroom. Spacious room with room for furniture and dining table.

Kitchen

2.2m x 1.6m (7' 3" x 5' 3") Range of wall and base level units, space for oven and washing machine. Sink drainer unit and window to front aspect.

Bedroom

3.2m x 2.8m (10' 6" x 9' 2") Double glazed window to front aspect and large built in wardrobe with sliding doors. There is a further door leading to Patio garden.

Patio garden/ sun terrace

Attractive area which is laid to patio and space for outside furniture. Leading to further patio area to the front of the property. The area is very sunny in the afternoons.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.