



Offers in Excess of £360,000

Leasehold | 2 Bed | 1 Bath | Flat/Apartment | Ground Floor | Council Tax Band F | EPC C | Ref SHS260143

Poplar Drive Hutton CM13 1YY

Situated within the highly sought-after Booths Court development, this spacious ground floor apartment offers approximately 861 sq. ft. of well-presented accommodation, allocated and visitor parking and available with no onward chain.

- NO ONWARD CHAIN!
- Spacious ground floor apartment
- Approximately 861 sq. ft. of well-presented accommodation
- Two double bedrooms with fitted wardrobes
- En-suite to bedroom and a separate family bathroom
- Secure video entry system
- attractive landscaped grounds
- Allocated and visitor parking
- Within the highly sought-after Booths Court development
- Within easy reach of excellent transport links and local amenities



Scan the QR code for full details and key information on this property.





Beresfords - Shenfield Sales

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

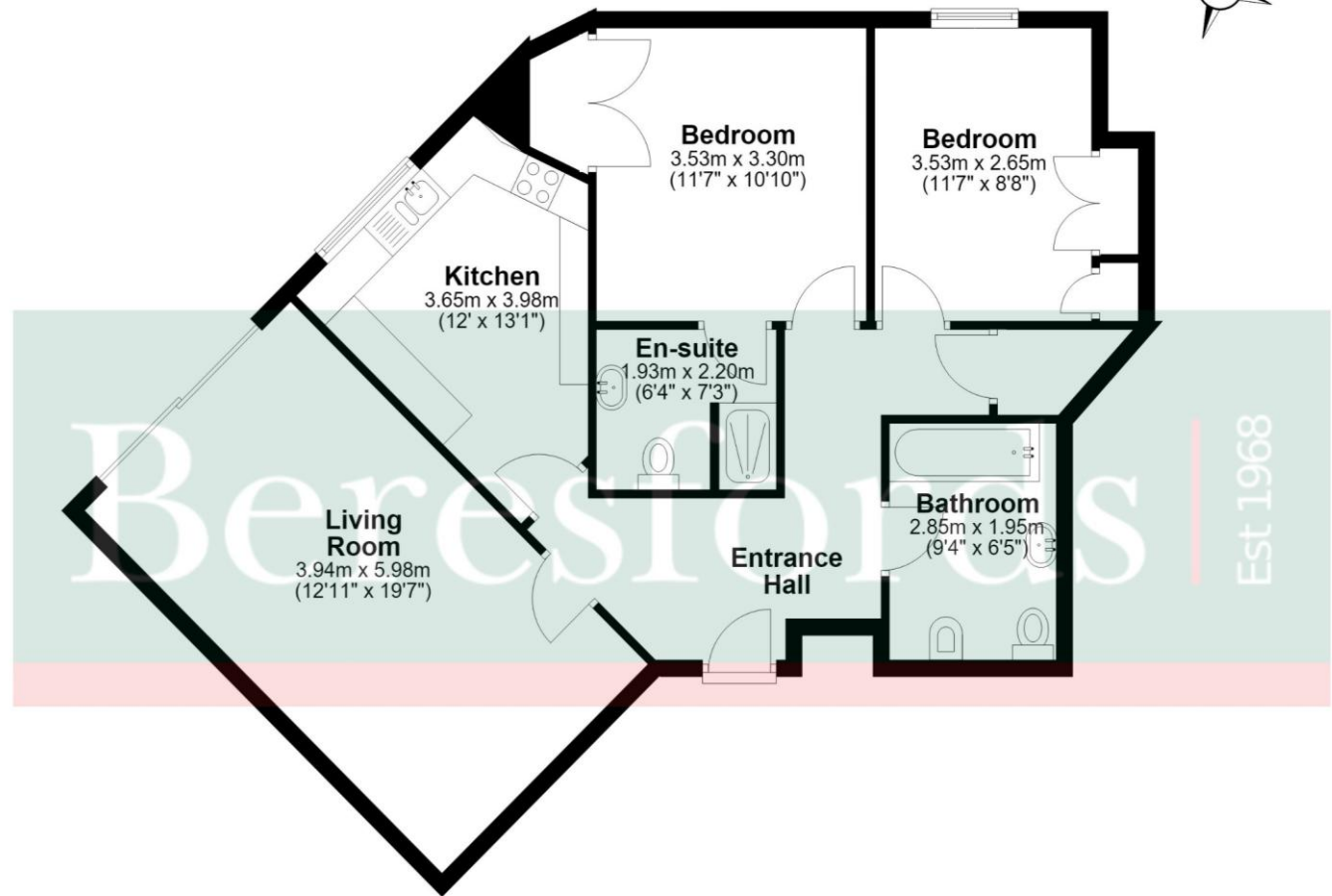
Service Charge (per annum):
£4,006.00

Lease Length:
996 years remaining
(999 years from 29 February 2024)

Ground Rent (per annum):
£0 (peppercorn)

Ground Floor

Approx. 80.0 sq. metres (861.6 sq. feet)



Total area: approx. 80.0 sq. metres (861.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Booths Court

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