



Beresfords

Asking Price £400,000

Leasehold | 2 Bed | 1 Bath | Flat/Apartment | First Floor | Council Tax Band D | EPC B | Ref SHS260159

Kestrel Close Shenfield CM15 8FL

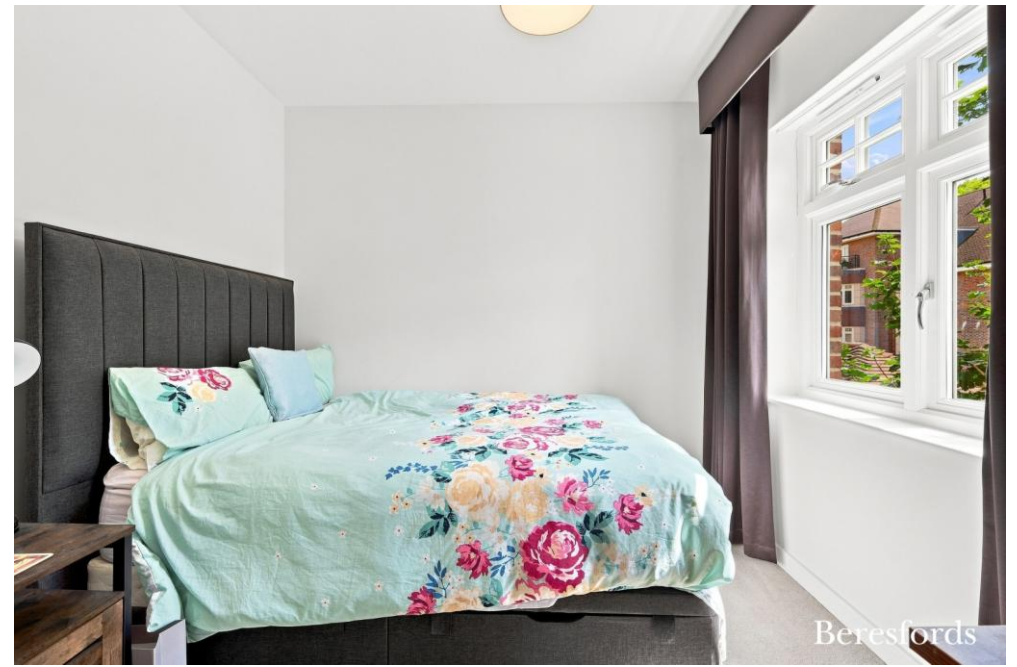
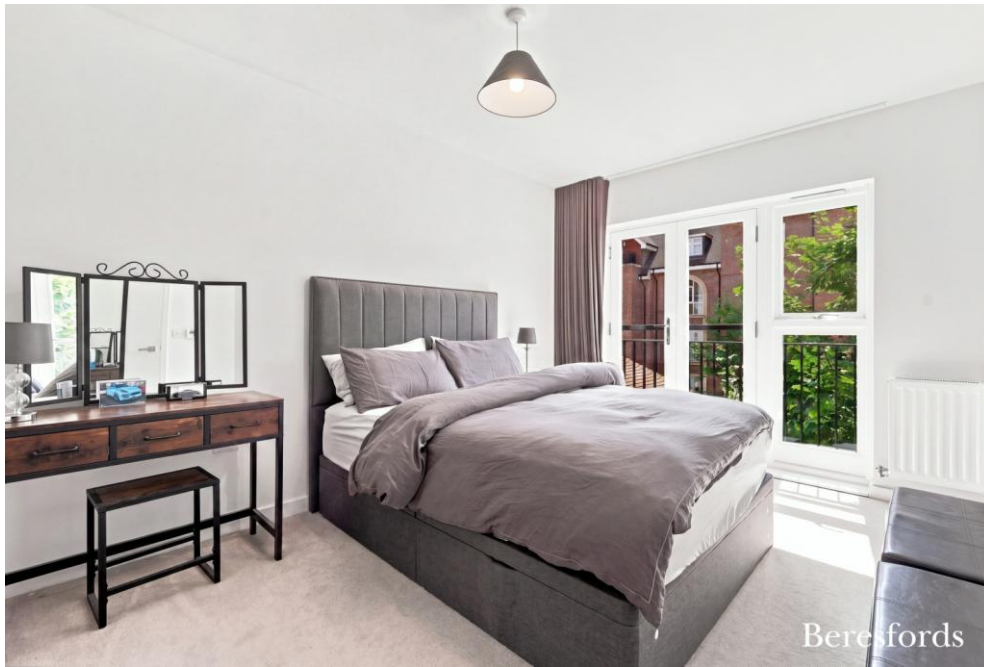
NO ONWARD CHAIN!! This bright, dual-aspect first floor apartment is finished to a high standard offering a blend of modern and comfort, boasting two double bedrooms, open plan living, allocated parking and close to Shenfield Station and high street.

- Two-bedroom first floor apartment
- Immaculate, high-spec finish throughout
- Open-plan modern kitchen/living with integrated appliances
- Two double bedrooms
- Stylish main bathroom
- Allocated parking space
- Juliet balcony from living room and bedroom
- Gated "Nola" development
- 0.9 miles to Shenfield Station and high street



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





Beresfords - Shenfield Sales

Beresfords Residential
226 Hutton Road
Shenfield
Brentwood
Essex
CM15 8PA

T: 01277 212 111

E: shenfieldsalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):
£2,040.00 Approx.

Lease Length:
993 years remaining
(999 years from 24 June 2021)

Ground Rent (per annum):
Nil (may be included in service charge – TBC)



First Floor

Approx. 61.5 sq. metres (661.6 sq. feet)



Total area: approx. 61.5 sq. metres (661.6 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.

© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.

Kestrel Close

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property