

## PROPERTY BROCHURE



Booths Court, Hutton Poplars,  
Shenfield, Essex, CM13 1YY

Leasehold

OIEO £400,000

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## AT A GLANCE

- Two Double Bedrooms
- Ensuite to Master Bedroom
- Fitted Wardrobes to Both Bedrooms.
- Fully Fitted Kitchen
- Further Fully Fitted Bathroom
- Lounge/Diner with own Terrace
- Allocated Parking Space for one car, plus visitors bays available.
- Located within minutes from Shenfield Station.
- Available with no Onward Chain

This two bedroom ground floor apartment benefits from having terrace with views of gardens and located in one of the most popular and desirable apartment buildings in the central Shenfield area. This is a lovely quiet and pleasant location and only minutes walk from the Broadway and railway station.

Two bedrooms. Two bath/shower rooms. Large lounge/dining room. Fitted kitchen. Large hall area. Access is gained via an entry phone and visual security system. Allocated parking. Gas central heating. Sensor lighting and carpeting to all communal hallways. Excellent location.

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Lounge - 5.87m x 3.40m (19'3 x 11'2)  
A good size room fitted with double glazed sliding sealed unit patio doors which opens onto a covered block brick paved patio and communal gardens and outside seating area. Coved cornice to ceiling. double radiator. Three wall light points.



Kitchen - 3.56m x 3.07m max (11'8 x 10'1 max)  
A well appointed kitchen. Window faces the rear elevation. This room contains a range of units which comprise base cupboards, drawers and matching wall cabinets with concealed downlighting. Integrated appliances include a double oven and stainless steel four ring gas hob with concealed extractor unit fitted above. Integrated refrigerator and freezer. Space for washing machine and dishwasher.

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Bedroom One - 3.48m x 3.20m (11'5 x 10'6) - This is a sizeable double bedroom from which a pair of painted wooden doors open to built-in double wardrobe with hanging rail and shelving. Double glazed window faces the side elevation with radiator below.



En-Suite Shower Room - This room contains a tiled shower enclosure. Back to wall WC with concealed cistern. Inset wall mounted wash hand basin with mixer tap. Tiling to full ceiling height with decorative border. Heated ladder style towel rail. Extractor unit. Shaver point, Spotlight to ceiling.

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Family Bathroom - This bathroom contains a tiled enclosed bath with hand grips, mixer taps and hand held shower attachment. Wall mounted wash hand basin with mixer tap. Back to wall WC with concealed cistern and bidet. Tiling to full ceiling height. Spotlights. Extractor system. Shaver point, Heated towel rail.



Bedroom Two - 3.48m x 2.57m (11'5 x 8'5) - A good size double bedroom fitted with a window to side elevation with radiator below. Coved cornice to ceiling. Painted doors open to additional storage space.

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Lounge sliding Patio Doors from Lounge leading to own Terrace. Views to Woodland.



Communal Gardens

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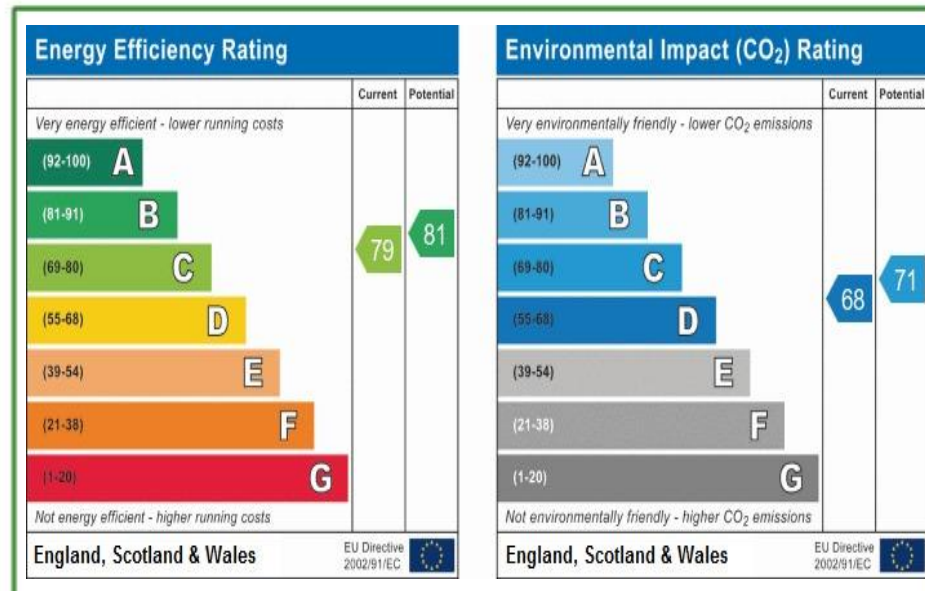


View from Terrace

Agents Note - The service charge and ground rent £3,600 per annum collectively.

TENURE - Leasehold

97 Years unexpired lease



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All Measurements are approximate room sizes are only intended as general guidance. They must not be used for ordering carpets or any furniture.

Please note we have not tested the services or any of the equipment or appliances in this property. We strongly advise prospective buyers to arrange their own survey or said contractors reports before concluding any offers to purchase the property.

Furthermore, these sales particulars do not form any offer or contract and Domans Residential will not accept any liability to their accuracy.



16 Bridport Way, Braintree  
Essex CM7 9FJ  
Tel: 0845 6036963 / 01376 348114  
info@domansresidential.co.uk  
www.domansresidential.co.uk

