



**Flat 12 The Junction, Alexander Lane
Hutton**
Offers over £500,000

MEACOCK & JONES

Initial offers are invited in the region of £500,000 to £525,000

A magnificent two double bedroom luxury apartment built by Stonebond Ltd in 2006 and appointed to a high standard throughout combining handcrafted materials and technology to provide the perfect environment for contemporary modern living. The central location is unsurpassable, only a minute walk to Shenfield mainline railway station and shopping Broadway. The open plan kitchen/living area and allocated secured basement parking are attractive features. The property is offered with no onward chain.

- Two Double Bedrooms
- Two Bath/Shower Rooms
- Open Plan Living
- Modern Kitchen
- Balcony
- Secure Underground Parking
- Exceptionally Well Appointed
- 0.2 Miles From Station
- No Onward Chain



Lifts and stairs ascend to the second floor level from which a door opens to:

Entrance Hall

A pleasant entrance from which doors lead to all rooms. Wall mounted video security entrance system. Modern security alarm system which is linked to smart phone/device. Wood effect laminate flooring. Underfloor heating throughout. In fact, the underfloor heating is zoned to each room. Spotlights to ceiling. Door to a deep cloaks cupboard fitted with hanging rail and shelving. Additional door opens to airing cupboard fitted with hot water cylinder and slatted shelving above.

Open Plan Kitchen/Living Room 22'8 max x 18'8 max (6.91m max x 5.69m max)

A carefully considered and modern open plan layout. This bright and spacious area draws light from a set of UPVC double glazed french doors with panels to either side that open to an outside balcony which offers elevated views of central Shenfield. The balcony provides an excellent place to sit outside on warm summer days. This room is further illuminated by a UPVC double glazed window fitted to the side elevation. Spotlights to ceiling. Integrated Sonos speakers that connect to the multi room TV and sound system. Continuation of wood effect flooring throughout with zoned underfloor heating. Spotlights to ceiling. Two wall light points.

The kitchen area has been comprehensively fitted with a modern range of units that comprise light gloss base cupboards, drawers and matching wall cabinets along two walls. Integrated appliances to remain include a four ring hob with stainless steel extractor hood fitted above. Siemens fan assisted oven with Siemens microwave oven adjacent. A one and a quarter bowl Franke stainless steel sink unit with mixer tap and R.O filter drinking water unit serviced by Softflow and ribbed chromium drainer. A waste disposal unit is integrated within the sink. Siemens

dishwasher. Siemens under unit fridge and washer/dryer machine. A chromium worktop provides a breakfast bar capable of seating two people. Spotlights to ceiling. Extractor fan. Continuation of wood effect flooring with underfloor heating system. This area also incorporates a spacious study area, which is ideal for those that work from home.

Master Bedroom 13' x 13' (3.96m x 3.96m)

A delightful well proportioned bedroom fitted with a tall double glazed window to the side elevation with black out blinds incorporated. Spotlights to ceiling and integrated Sonos speakers that connect to the multi room TV and sound system. Underfloor heating system, which as previously mentioned is zoned. Feature floor to ceiling black gloss wardrobes provide ample hanging and shelving space. Door to:-

En-Suite Shower Room

A luxuriously appointed en-suite fitted with a wide tiled shower enclosure with wall mounted controls. A circular pedestal wash hand basin is fitted with a mixer tap. Close coupled WC. Tiling to floor with underfloor heating and tiling to full ceiling height. Extractor fan. Obscure UPVC double glazed window to side elevation. Heated towel rail.

Bedroom Two 16' max x 9'3 max (4.88m max x 2.82m max)

It is worth noting that this second bedroom is a very good size double bedroom. Spotlights to ceiling. UPVC double glazed window to the side elevation. Zoned underfloor heating. Running along an entire wall are a fine quality range of modern wardrobes that provide excellent hanging and shelving space.

Family Bathroom

A luxuriously appointed bathroom fitted with a panel enclosed bath with mixer tap and shower attachment with glass shower screen. Back to wall WC. Feature circular pedestal wash hand basin with mixer tap. Tiling to floor with underfloor heating and tiling to full ceiling height. Extractor fan. Spotlights to ceiling.

Integrated Sonos speaker connected to multi room TV and sound system. A UPVC obscure double glazed window has been fitted to the side elevation. Chrome heated towel rail.

AGENTS NOTE

EPC, Floor Plan and Photography to follow.

Parking bay in basement car park behind electric gates with lift directly to all floors.

Lease: 125 years from 01.01.2005

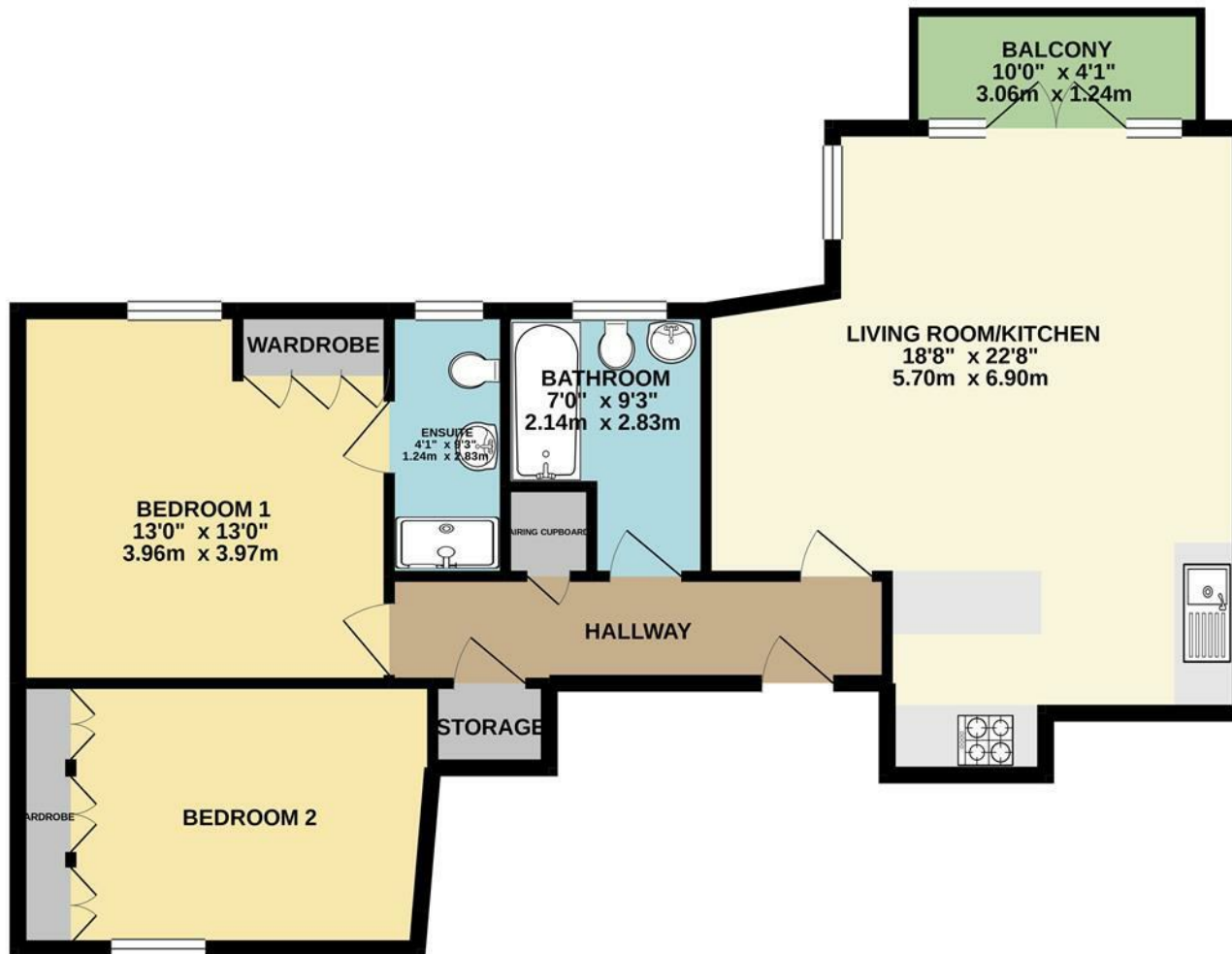
Service Charge per annum £2,662.52 paid 6 monthly

Ground rent payable annually:- £377.33



GROUND FLOOR

820 sq.ft. (76.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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