

andersons 



The Coach House Studio, Abbots Hall Lodge, Shalford

£1,600 p.c.m. LET BY

A beautiful Barn conversion located within the Abbots Hall picturesque Estate in Shalford
ALL UTILITY BILLS INCLUDED IN THE RENT PLUS A GARDENER

Quality from home to home

andersonsproperty.com



The Coach House Studio, Abbots Hall Lodge, Shalford

£1,600 p.c.m. LET BY

Overview Summary

A beautiful Barn conversion located within the Abbots Hall picturesque Estate in Shalford ALL UTILITY BILLS INCLUDED IN THE RENT PLUS A GARDENER

Key features

- ALL UTILITY BILLS INCLUDED IN THE RENT PLUS A GARDENER
- Master Bedroom
- Log burner
- Garden maintained by Landlord
- Ground floor bathroom
- Barn conversion set in a beautiful location
- Open plan kitchen/ lounge / dining room
- Mezzanine floor - Snug/Office or Bedroom
- Off road parking

Local area

Located in Shalford

Schools & Transport

Further Details

Tenure: Freehold

Total Sq Ft:

Felsted office: 01371 822122

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.

ADDRESS:

The Coach House Studio
Abbots Hall
Shalford
Braintree
Essex CM7 5HG

Rental: £1600 payable monthly in advance
Rent to include all Utility Bills

Deposit: £1846
payable in cleared funds
prior to the commencement of the tenancy

Term: 12 months extendable

Un-Furnished:

Kitchen appliances: oven , free standing washing machine Integrated fridge/freezer

Form of heating: Under floor heating

Includes:

Carpets and curtains

List of accommodation & approx room sizes

Open plan Kitchen / Lounge/Dining room : 20' x 17'5

2 x Cupboards

Downstairs Bathroom

Bedroom : 18'9 x 19'8

Mezzanine area Bedroom/Snug or Office : 8'3 x 7'9

Garden to be maintained by Landlord

Off road parking

Pets: No Children: No Smoking: No







a • The Village Braintree Road, Felsted, Essex CM6 3DJ
t • 01371 822122 e • felsted@andersonsproperty.com

andersonsproperty.com