



Hutton Court, Rayleigh Road, Hutton

Rayleigh Road

Hutton

£325,000

Converted from an old schoolhouse, this character first-floor apartment is ideally situated amidst open countryside, just 1.7 miles from Shenfield Broadway, which offers a fast and frequent rail service to London. The property is set in beautiful communal gardens with a parking area, alongside a garage with loft storage situated in a block nearby. A security entry system leads to a portico with a quarry-tiled floor leading to a communal hall featuring a stone fire surround. Stairs ascend to the first floor, where a lantern roof fills the landing with natural daylight. The apartment itself includes a lounge/diner accessed via double doors from the entrance hall, a fitted kitchen equipped with appliances, two bedrooms featuring sash windows that overlook the gardens, and a bathroom with a separate shower and access to loft storage. The property is being offered for sale with no onward chain. EPC D.



Entrance Hall

Lounge/Diner 16' 6" x 12' 5" (5.03m x 3.78m) plus door recess.

Kitchen 10' 4" x 7' 2" (3.15m x 2.18m)

Bedroom One 11' 0" x 10' 7" narr. to 9'6" (3.35m x 3.22m>2.89m)

Bedroom Two 11' 2" x 9' 2" (3.40m x 2.79m)

Bathroom WC. with separate shower.

Communal gardens

Garage and parking space

Agent Note:

Tenure - Share of Freehold owned by Hutton Court Residents Association Ltd.

Ground Rent – Peppercorn.

Service Charge - £2,593.67 – Financial Year 01 Jan 2024 - 31 Dec 2024.









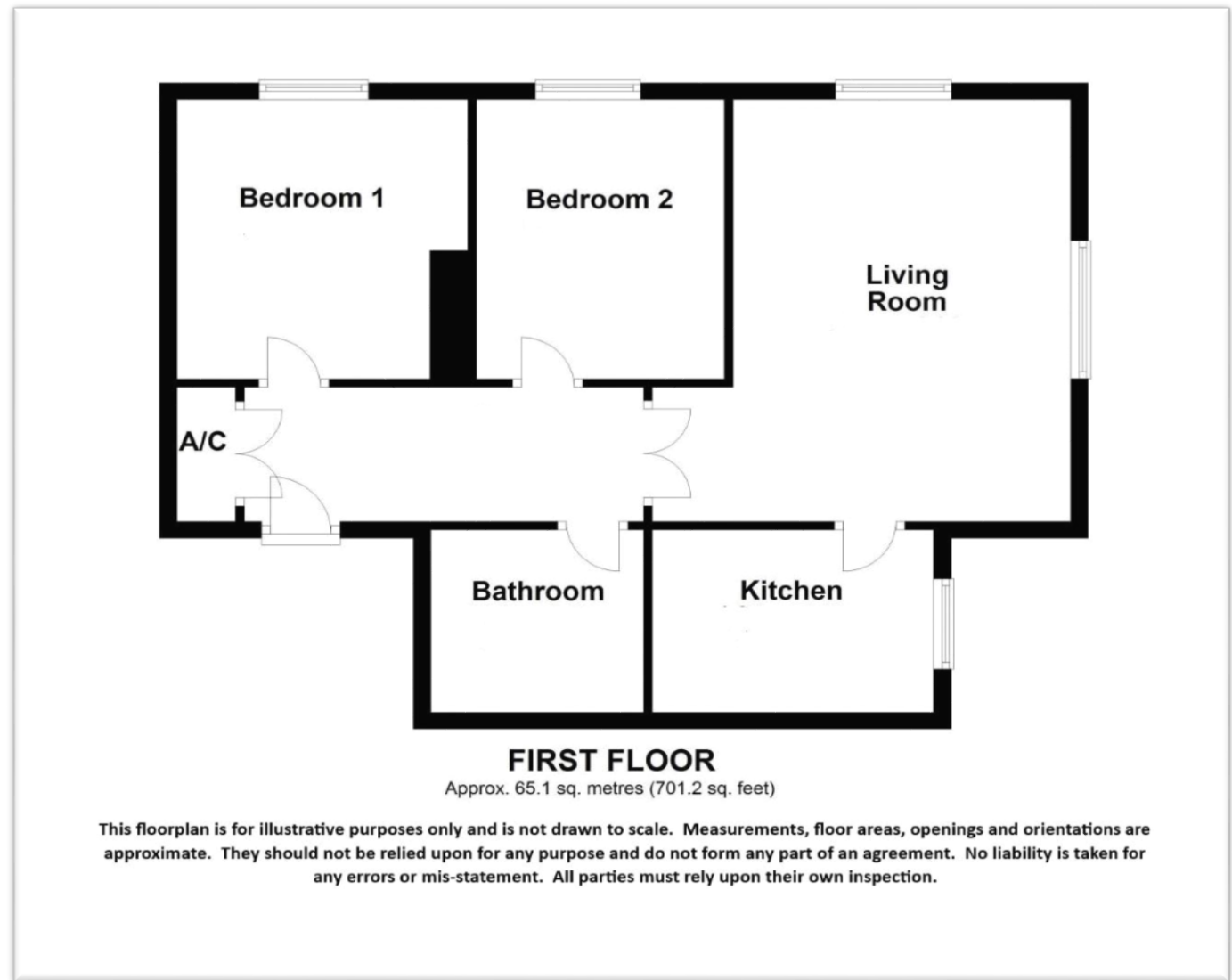


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Council Tax Band D

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