



Hutton Court, Rayleigh Road, Hutton



# Rayleigh Road Hutton

**Offers in Excess of £299,999**

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, 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**

### 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.

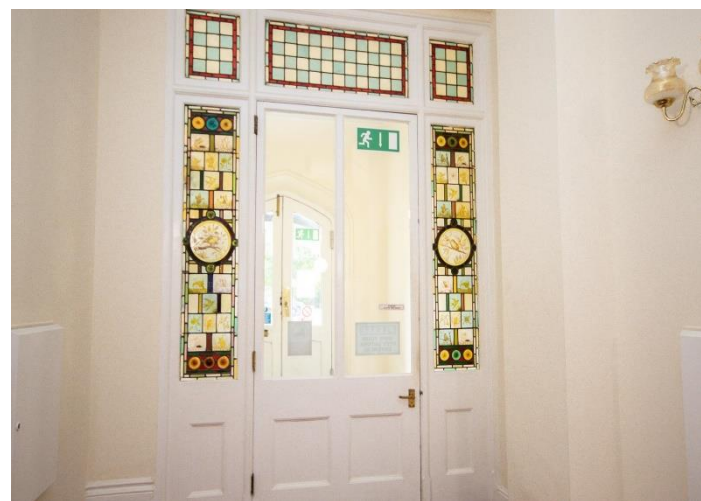


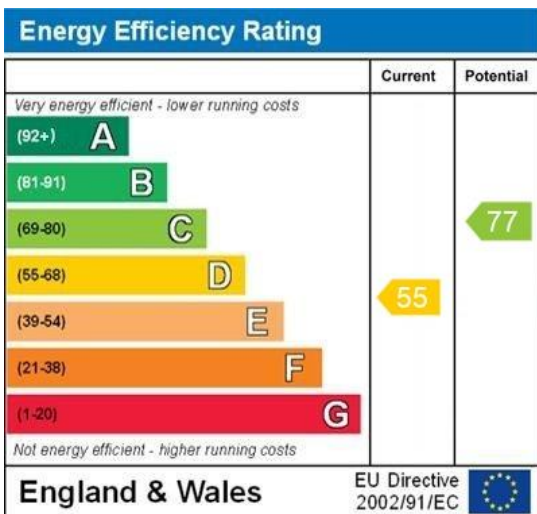












Council Tax Band D

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### FIRST FLOOR

Approx. 65.1 sq. metres (701.2 sq. feet)

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