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## Rayleigh Road, Hutton

WN Properties are pleased to offer this two bedroom ground floor apartment in Hutton, located close to local shops and within 1.1 miles from Shenfield mainline station and shopping Broadway. Accommodation comprises; Lounge/diner, fitted kitchen, shower room and WC. Includes allocated parking for one car and direct access to the rear communal gardens. Unfurnished. Available mid September 2024. EPC C.

01277 225191  
lettings@wnproperties.co.uk



£1,250.00 pcm

Council Tax Band C



**Communal Entrance**  
Intercom and communal entrance door to hallway. Ground level private entrance door.

**Entrance Hall**  
Grey wood effect vinyl flooring.

**Lounge/Diner 12' 8" x 11' 10" (3.86m x 3.6m max)**  
Double glazing to front. Grey wood effect vinyl flooring. Communal satellite TV point.

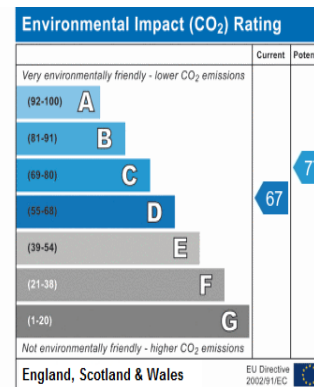
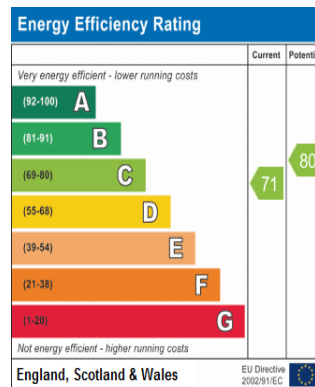
**Cloakroom**  
Separate WC. Wash hand basin.

**Kitchen 9' 10" x 8' 2" (3.00m x 2.5m)**  
Range of wall mounted and base level units and work surface. Appliances to include electric hob and oven with cooker hood over, washing machine, fridge/freezer. Cupboard housing boiler. Double glazed window. Side access via double glazed door.

**Bedroom 1 12' 4" x 9' 5" (3.76m x 2.87m)**  
Double glazed windows and french doors leading on to communal garden. Fitted carpet.

**Bedroom 2 9' 3" x 5' 9" (2.82m x 1.75m)**  
Double glazed window overlooking communal garden. Fitted carpet

**Shower Room**  
Enclosed shower cubicle. Wash hand basin. Medicine cabinet. Obscure double glazed window.



Address:  
Flat at 227 Rayleigh Road, Hutton, BRENTWOOD, CM13 1PJ

## HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.

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Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the landlord and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the rental and therefore must be verified by you/your representative before terms of contract are agreed. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from unfair Trading Regulations 2008 and the Business Protection from Misleading Regulations 2008.