



Rayleigh Road, Hutton, Brentwood

Guide Price £210,000



- Perfect property for first time buyers
- Potential investment for Landlords
- Top floor apartment with modern decor throughout
- Balcony over looking field views
- 113 years lease remaining
- 0.9 miles to Shenfield railway station and high street
- Entrance hall, lounge with balcony, bedroom, bedroom/study, bathroom and kitchen
- Garage



Nestled in the desirable area of Hutton, Brentwood, this charming two-bedroom top floor apartment on Rayleigh Road presents an excellent opportunity for first-time buyers or investors. The property boasts modern decor throughout, creating a welcoming and stylish atmosphere.

Upon entering, you are greeted by a spacious entrance hall that leads to a well-appointed kitchen, perfect for culinary enthusiasts. The apartment features a comfortable lounge that opens onto a delightful balcony, offering picturesque views over the surrounding fields—an ideal spot for relaxation or entertaining guests.

The accommodation comprises a generous double bedroom, providing ample space for rest and relaxation, alongside a versatile bedroom that can also serve as a study, catering to the needs of modern living. The three-piece bathroom is tastefully designed, ensuring convenience and comfort.

Located just 0.9 miles from the train station and the vibrant high street, this property enjoys excellent transport links and easy access to local amenities. Additionally, the inclusion of a garage adds to the practicality of this lovely home.

This well-presented flat is a rare find in a sought-after location, making it a must-see for those looking to enter the property market or expand their investment portfolio. Don't miss the chance to make this delightful apartment your own.

Entrance hall gives access to all rooms. Storage cupboard.

Kitchen 14'7 x 5'11 high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Hob, oven and extractor hood to remain. Space for other appliances. Double glazed windows. Wooden style flooring.

Bathroom comprises white panel bath fitted with shower/mixer tap. Vanity wash hand basin and WC. Part tiling to walls. Tiled flooring. Heated towel rail.

Bedroom 10'6 x 8'11 double glazed window.

Bedroom/Study 10'4 x 5'2 double glazed window.

Lounge 11'7 x 10'6 French double glazed doors open onto balcony with field views.

Balcony 16'11 x 4'1

The property also has a garage.

Further Details:

Length of Lease: 113 years remaining

Annual Ground Rent: £2,080

Annual Service Charge: £175.00

Council Tax Band: D

Local Authority: Brentwood

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor P



