



**Connells**

Hutton Lofts Tallon Road  
Hutton Brentwood





### Property Description

Presenting a rare opportunity to purchase a superbly presented residential block, converted in 2019, comprising of twelve two bedroomed apartments. Each come with their own unique selling points, ranging from private gardens to private balcony's overlooking Hutton Country Park. Each apartment comes with two allocated parking spaces.

The spacious car park sits right in front of the building, with a video entry system allowing access into the clean and modern communal hallways. Each apartment have sound proof doors shutting off any noise from the hallways.

One of the standout features for this property, are the 9' high ceilings in all the rooms, giving the spacious lifestyle that is always so craved.

The current landlord is bringing in circa £244,000 per annual year in rent, this is based on the average rental income of £1,700 per flat.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.













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<b>NEW OFFICE - RESIDENTIAL DEVELOPMENT</b>	
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<b>PROPOSED RESIDENTIAL BUILDING PLANS, GROUND AND FIRST FLOOR PLAN</b>	<b>PLANNING</b>
1:100BAL / 1:200BAS	01/02/2019
RG	JB
1116	PL_002A

To view this property please contact Connells on

**T 01277 655 555**  
**E billericay@connells.co.uk**

96 High Street  
 BILLERICAY CM12 9BT

**EPC Rating: E**

**view this property online [connells.co.uk/Property/BCY307461](http://connells.co.uk/Property/BCY307461)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Nov 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Tenure: Leasehold



Property Ref: BCY307461 - 0008