

# HOME



**Brentwood**  
**£155,000**  
**1-bed studio**

## Greeding Walk, Hutton

The property is perfect for those looking to get on the ladder or looking for a new investment opportunity! The apartment comes equipped with a modern, fitted kitchen and recently refitted bathroom suite so the property is ready to move straight into for any buyer! Boasting a long lease, peppercorn ground rent and an allocated parking space. Those looking for an investment, we anticipate a rental income of £850pcm, which boasts a great 5.5% yield!

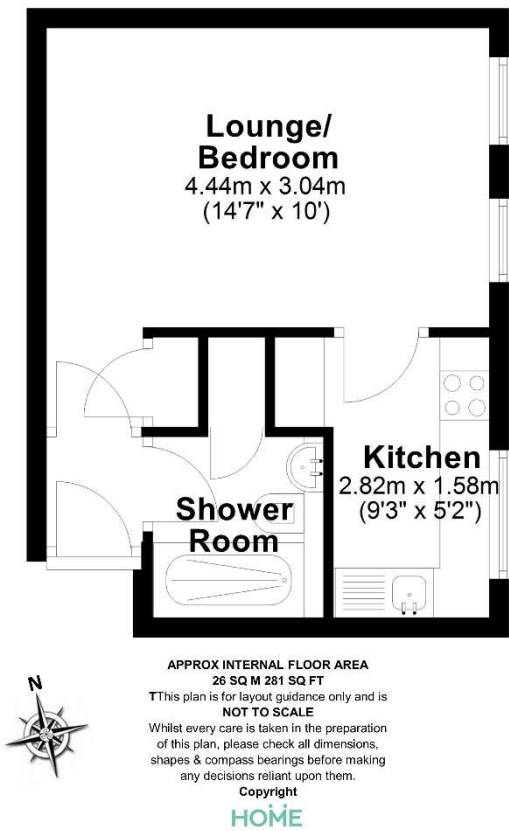
In the surrounding area, there are a variety of local restaurants to explore, offering a range of cuisines to satisfy all tastes. Brentwood itself is a vibrant town with plenty to offer, including shopping, leisure facilities, and a bustling high street. With its sought-after location, potential for extension, and superb first-time purchase opportunities, this apartment is a fantastic opportunity for those looking to get on the property ladder in Brentwood. Don't miss out on this amazing property!

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

**Sales**  
01245 250 222  
**Lettings**  
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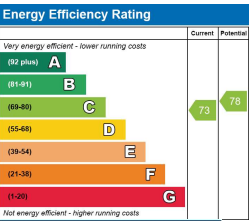
First Floor



Features

- No onward chain!
- Newly fitted bathroom
- Modern kitchen
- Expected rental income of £850pcm
- Allocated parking
- 954 year lease remaining
- Peppercorn ground rent
- 1.6 miles to Shenfield Station
- First floor
- Close by to Brentwood High Street

EPC Rating



Leasehold Information

Tenure: Leasehold

Band A is the Council Tax band for this property and the annual council tax bill is £1,852.88.

Lease length: 999 Years from 1/1/1980 and expiring on 31/12/2979 with 954 years remaining.

Ground rent: Peppercorn.

Service charge: For 01/01/25 - 31/12/25 is £1,023.60.

The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

