



Rayleigh Road, Hutton, Brentwood

Guide price £275,000 to £285,000



Key Features

- Located 0.2 miles of Shenfield station and shopping Broadway
- Spacious living/dining room
- Two bedrooms
- Fitted Kitchen
- Bathroom with shower over bath
- Allocated parking
- EPC rating C





Perfectly situated for London commuters, this two double bedroom first-floor apartment is offered for sale with no onward chain. It is located just 0.2 miles from Shenfield station and the shopping Broadway. Shenfield station provides a fast and frequent service to London, including access to the Elizabeth Line for the West End and Heathrow Airport. The accommodation comprises a spacious living/dining room, a separate kitchen, two bedrooms, and a bathroom/WC. The property is double glazed and benefits from allocated parking for one vehicle. EPC rating: B.

An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £65 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process.

Entrance Hall
Storage cupboard.

Lounge/Diner 14' 0" x 12' 10" (4.26m x 3.91m)

Double glazed dual aspect windows, grey laminate effect flooring and radiator.

Kitchen 10' 4" x 8' 10" max > 5' 0" (3.15m x 2.69m)

Range of white base and wall mounted units with contrasting work surface. Built in oven and hob and free-standing washing machine. Grey laminate effect flooring and part tiled walls.

Bedroom One 12' 10" x 9' 11" (3.91m x 3.03m)

Double glazed window and radiator

Bedroom Two 9' 1" x 9' 0" to rear of wardrobes (2.76m x 2.75m)

Double glazed window, radiator and fitted double wardrobe.

Bathroom

White suite comprises; bath with panel and overhead shower. Pedestal wash hand basin and close coupled WC. Tiled walls and grey laminate effect flooring.

Externally

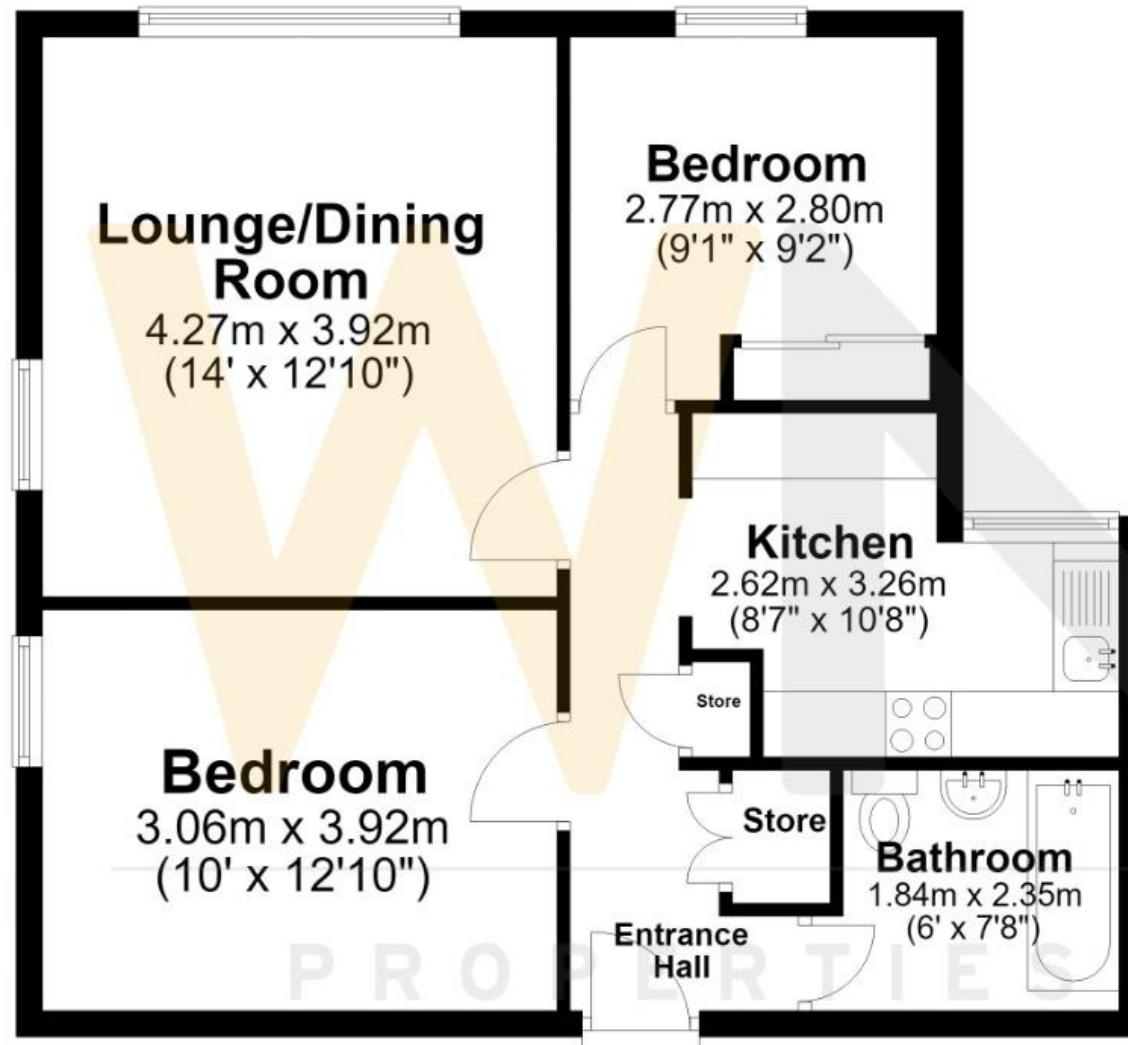
The communal grounds are predominantly laid to lawn with adjacent communal parking area with allocated parking space.

Agents Note

Tenure: Leasehold
Service Charge: £2138.92 pa
Ground Rent: Peppercorn

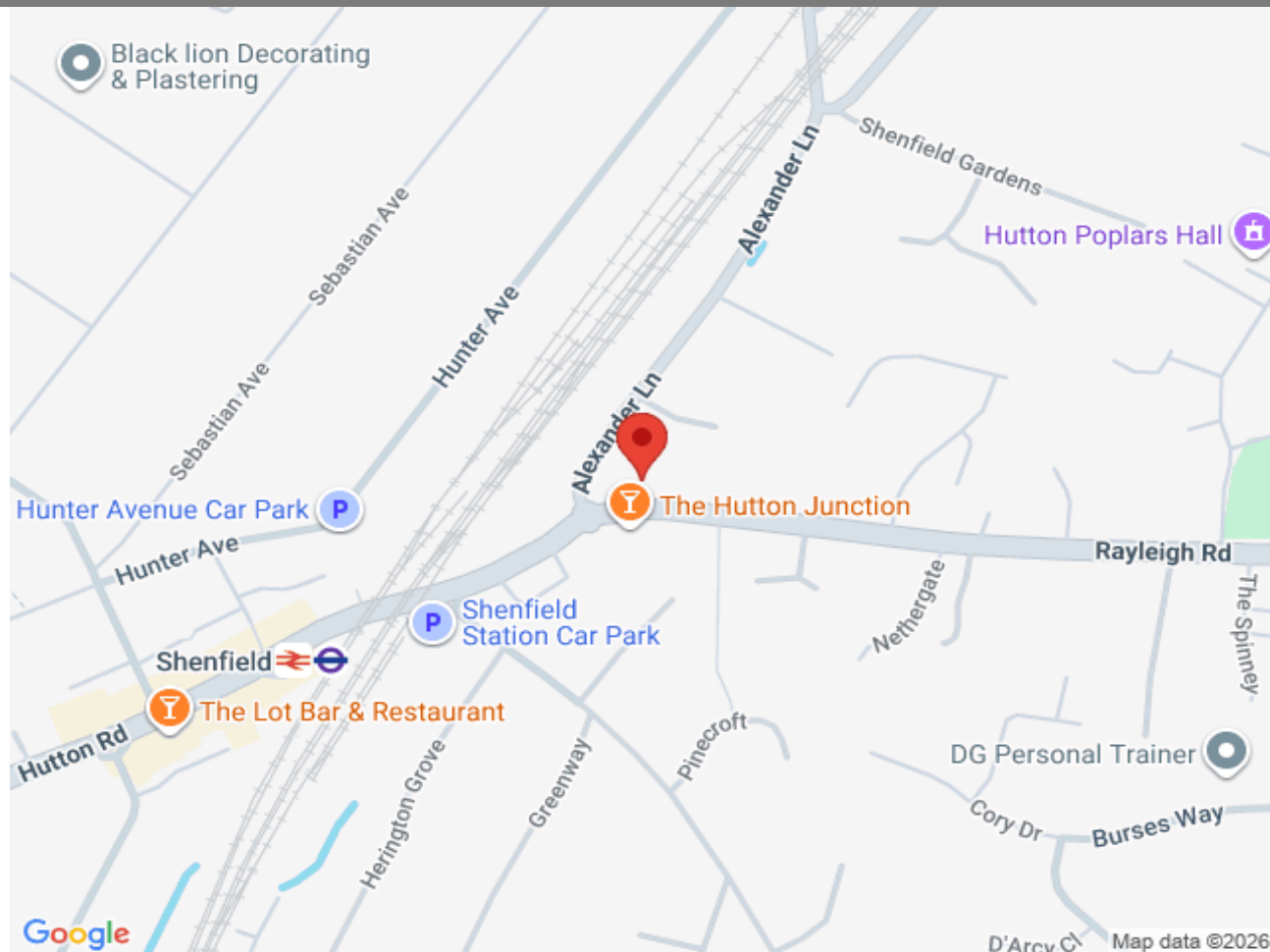
Second Floor

Approx. 55.7 sq. metres (599.0 sq. feet)



Total area: approx. 55.7 sq. metres (599.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

