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PROPERTY MARKETING EXPERTS

Rayleigh Road, Hutton, Brentwood

Guide Price £195,000

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- 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

GUIDE PRICE £195,000 - £230,000

Top-floor Hutton stunner! Two bedrooms, modern kitchen, spacious lounge, balcony with field views, and garage. Stylish, light-filled and ready to move into—perfect first-time buy or savvy investor’s dream.

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.

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THE SMALL PRINT:

Length of Lease: 113 years remaining
Annual Ground Rent: £175.00
Annual Service Charge: £1587.00
Council Tax Band: D
Local Authority: Brentwood

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!

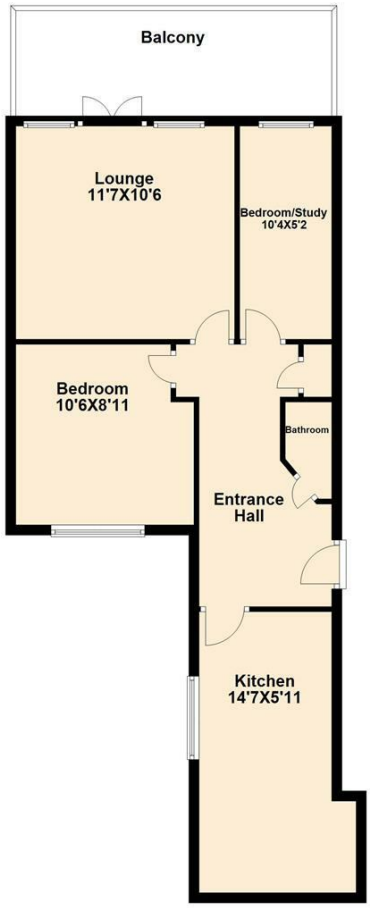
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + 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



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