



**Wilkes Road
Hutton
Brentwood
Essex
CM13**

Offers in Excess of £165,000

bettermove

Wilkes Road

Brentwood

Bettermove are proud to present this 1 bedroom maisonette in Hutton, available with no forward chain, and welcoming cash buyers only.

This property benefits from double glazing and electric heating throughout, with one allocated parking space available.

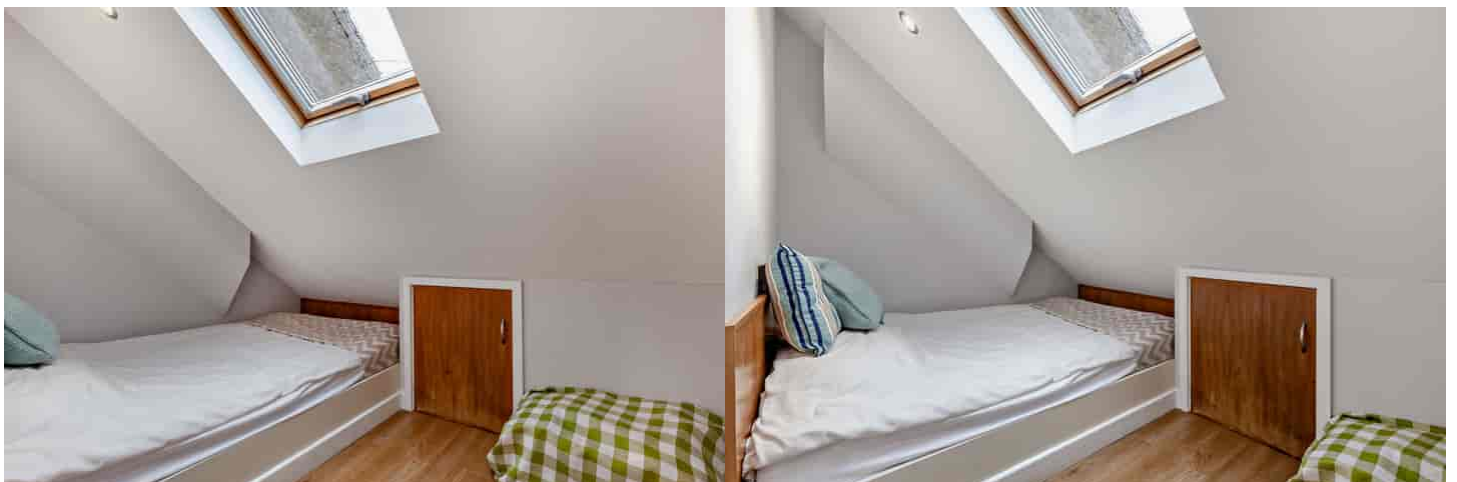
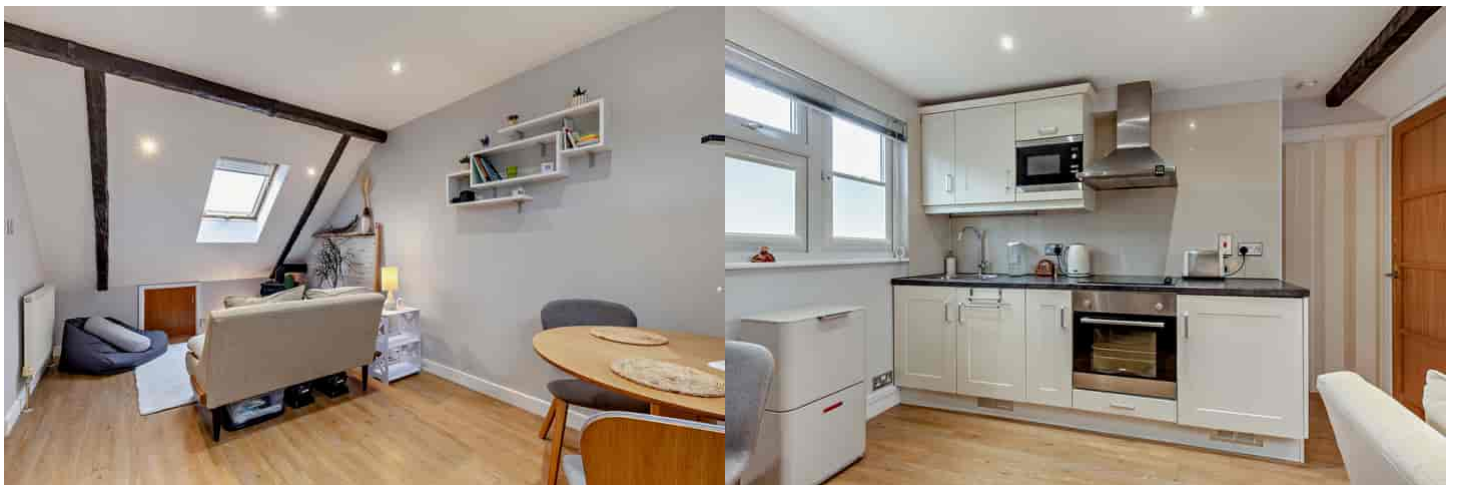
The council tax band is B.

This is a leasehold property with 114 years remaining on the lease; the ground rent is £350.00 per annum, and the service charge is £900.00 per annum.

The interior of this beautifully presented property is located on the first floor, and comprises a spacious, open-plan living/kitchen area, one double bedroom, and a shower room. The exterior boasts a private, rear garden, perfect for enjoying the summer months.

Located in the popular civil parish of Hutton, Brentwood, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Shenfield Train Station (1.2 miles) a variety of local bus routes, and quick access to the A12.

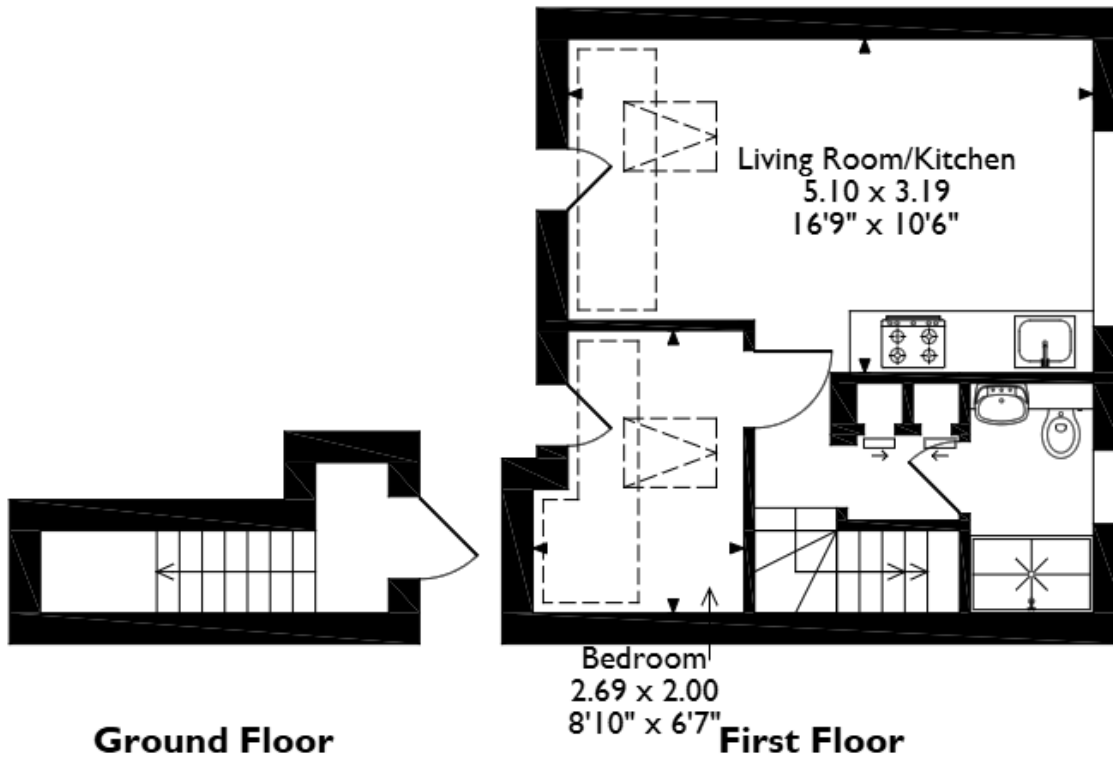
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Wilkes Road, Hutton, Brentwood, Essex

Approximate Gross Internal Area

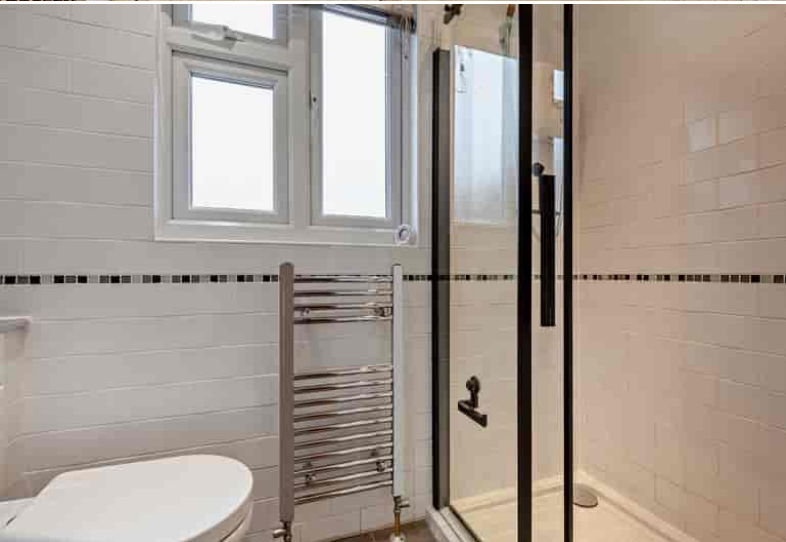
32 Sq M/344 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	75
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

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