



## Mazers Court, Braintree, Essex, CM7 3GA

**Rent - £1,075 PCM      Deposit - £1,240**

Welcome to this apartment located in the area of Mazers Court, Silks Way, Braintree. This first floor residence offers a comfortable living space, making it an ideal choice for individuals or couples seeking a convenient home. The apartment features a reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is space for rest and privacy. One of the features of this property is its prime location. Situated close to the town centre, residents will enjoy easy access to a variety of shops, cafes, and amenities. Additionally, excellent transport links are nearby, making commuting a breeze. For those with a vehicle, the apartment includes a designated parking space, providing added convenience in this bustling area. This property is available for rent, offering a fantastic opportunity to secure a living space in a vibrant community. Don't miss the chance to make this delightful apartment your new home.

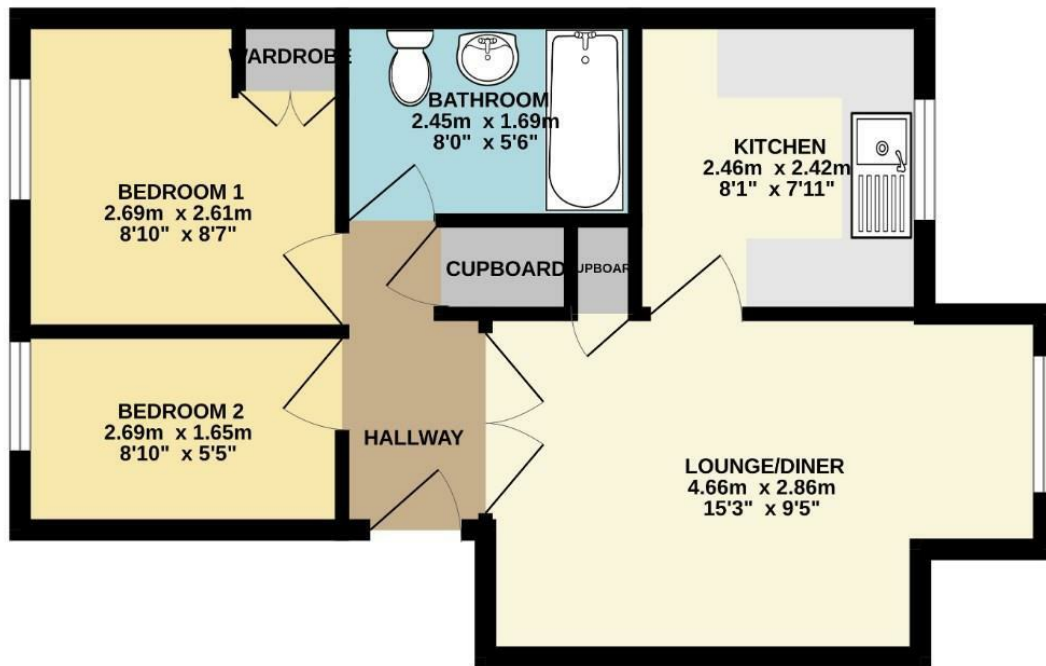
- FIRST FLOOR FLAT
- TWO BEDROOMS
- LOUNGE/ DINER
- FAMILY BATHROOM
- ONE ALLOCATED PARKING SPACE
- CLOSE TO TOWN
- ELECTRIC HEATING AND ENERGY RATING C
- APPROXIMATE SIZE - 430 SQ FT
- SORRY NO PETS/ COUNCIL TAX BAND A
- AVAILABLE MID AUGUST



Council Tax Band: A - EPC Rating: C 70



GROUND FLOOR  
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 38.0 sq.m. (409 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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