



## 7 ST LUKES COURT OLD ST MICHAELS DRIVE,

OFFERS IN EXCESS OF £190,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* LUXURY TOP FLOOR APARTMENT \*\*** Situated within the exclusive Old St Michaels Development, among pristinely maintained communal grounds, Branocs Estates have pleasure in welcoming to the market this UNIQUE and IMMACULATE top floor apartment offering a fully fitted kitchen with integral appliances, making a stunning FIRST TIME BUY or Investment property. Finished to an extremely high standard throughout and set among pristine communal gardens with an undercover CAR PORT, and within walking distance of Braintree Town Centre and train Station, early viewing is strongly advised in order to avoid disappointment.

Benefitting from NO ONGOING CHAIN, come and view this delightful property and appreciate first hand all that Old St Michaels has to offer



ACCOMMODATION

Kitchen (14'1 x 6'7)

Radiator, three windows, storage cupboard, integral washer, integral four ring electric oven and cooker with extractor over, dish washer, integral fridge-freezer and microwave, wall and base units, tiled flooring.

Lounge (16'3 x 15'1)

Carpet flooring, two radiators, three windows to rear, vaulted ceiling, power points.

Bedroom One (12'5 x 11'4)

Carpet flooring, two windows to rear, radiator, TV point, power points.

Bedroom Two (12'4 x 9'9)

Carpet flooring, window to front, radiator, TV point.

Bathroom

Tiled walls and flooring, WC, hand wash basin, panel bath with mixer tap and shower over, window to rear, chrome heated towel rail, shaving point, washing machine.

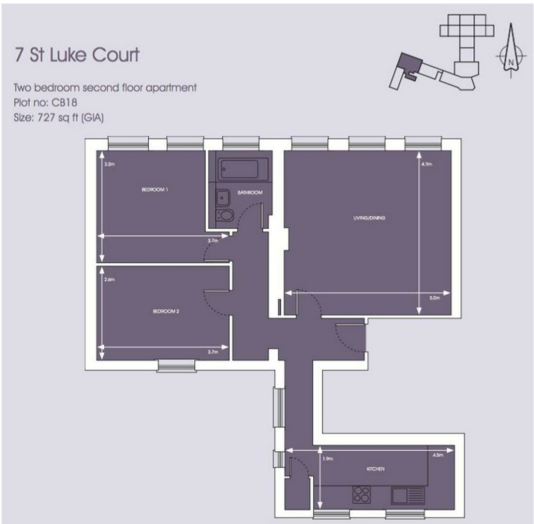
NOTES

This property is available LEASEHOLD with 159 year lease remaining. The vendor has advised that the current annual ground rent is £300 per annum and the monthly service charge is £285.00. The property comes with ONE allocated car port parking space and facilities are provided on site for bicycle storage.

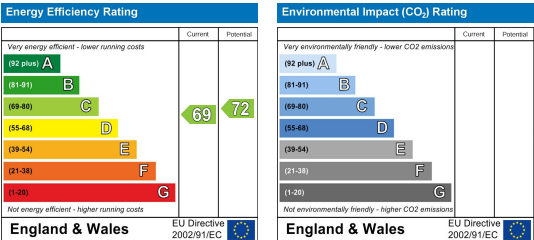
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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