



73 MALYON CLOSE, BRAINTREE CM7

OFFERS IN EXCESS OF £170,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**** NO ONWARD CHAIN **** Situated upon the favoured east side of Braintree is this modern TWO bedroom, second floor apartment comes to the market with vacant possession, allowing for a smooth and chain free transaction. Presented to a modern neutral finish, the spacious accommodation comprises of a good sized LOUNGE/DINER, with a well fitted Kitchen with integral appliances, TWO double bedrooms, together with a good sized bathroom. Benefitting from allocated parking to the rear of the property, the property sits just a short walk from the town centre and Braintree Station, whilst offering convenient access to the A120 in under 3 minutes.



ACCOMMODATION

Entrance Hall

Carpet flooring, storage cupboard, doors to;

Living Room 18’5” x 10’4” (5.62 x 3.16)

Window to front aspect, radiator, carpet flooring, opening to:

Kitchen 10’3” x 7’11” (3.14 x 2.43)

Matching wall and base level units with roll edged work surfaces, with integrated appliances including single oven, four ring gas hob with extractor over, washing machine, fridge-freezer, dishwasher.

Bedroom One 12’4” x 9’8” (3.76 x 2.97)

Carpet flooring, window to front aspect, radiator

Bedroom Two 12’3” x 7’6” (3.75 x 2.30)

Carpet flooring, radiator, window to front aspect

Bathroom

Shower over bath, WC, pedestal hand wash basin, radiator

EXTERIOR

Parking

Allocated parking space for 1 x vehicles at the rear of the property

Notes

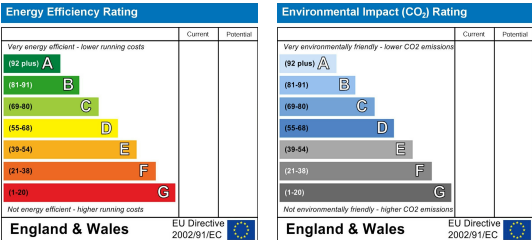
The property is available LEASEHOLD with an advised lease term of 105 years unexpired. Our vendor client advises the Annual Service Charge and Ground Rent to be £2330 per annum. Branocs Estates Ltd have not had sight of the lease itself and therefore intending purchasers are advised to confirm the same via their legal representative prior to exchange of contracts.

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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