



## ALBERT COURT RAILWAY STREET, BRAINTREE CM7

OFFERS IN EXCESS OF £70,000

1 Bedrooms | 1 Bathrooms | 1 Receptions

**\*\* CHAIN FREE \*\*** A beautifully presented FIRST FLOOR retirement apartment for the over 60's, positioned within the ever-popular Albert Court, just a short stroll from the Town Centre, Railway Station and Bus Depot.

Offering light and spacious accommodation throughout, this well-finished one bedroom home benefits from generous storage, including fitted wardrobes to the Bedroom. The Kitchen is well appointed with integrated appliances, while the property further enjoys a newly installed bathroom suite, finished to a modern standard.

Residents benefit from on-site warden assistance and emergency call alarms in each room for added peace of mind. Albert Court also offers a welcoming COMMUNITY ROOM, hosting regular social events, along with beautifully maintained communal gardens. Viewing advised to appreciate the accommodation and convenient location on offer.

**\*\* GUIDE PRICE - £70,000 - £75,000 \*\***



## Entrance Hall

Storage cupboard, doors to;

## Lounge 17'7" x 14'7" (5.36 x 4.45)

Carpet flooring, double glazed window to rear gardens, storage heater, electric fireplace, doors to;

## Kitchen 7'4" x 5'8" (2.24 x 1.73)

Matching wall & abse units, stainless steel sink, integral eye level oven, hob with extractor over, space for appliances.

## Bedroom 13'5" x 8'9" (4.11 x 2.69)

Carpet flooring, built in wardrobes, double glazed window to front, storage heater

## Bathroom

Vinyl flooring, large walk-in shower, low level WC, wash basin with vanity unit, heated towel rail.

## Parking

Parking available to the front of the development.

## NOTES

The development comes with usage of the large community room, which frequently hosts an array of social activities and gatherings for residents,

To the rear of the property are pristine communal grounds with permanent seating areas, and a rear access gate leading towards the town centre.

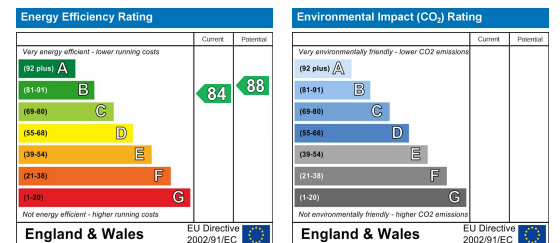
The property is available LEASEHOLD. We have been advised the lease length 103 years from 2004. The annual ground rent is £384.00. The annual service charge is £3,250.24.

## 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.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM1 1ER

