



115 HIGH GARRETT, BRAINTREE CM7

OFFERS IN EXCESS OF £260,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**** STUNNING FIRST FLOOR DUPLEX APARTMENT WITHIN EXCLUSIVE GROUNDS **** Presented in OUTSTANDING decorative order, this first floor duplex apartment comes to the market with NO ONWARD CHAIN, offering pristine views overlooking pristine communal gardens, and with the added benefit of TWO PARKING SPACES, this property simply must be viewed in order to appreciate the unique features on offer. Converted in 2022, Parmenter Grange is an inviting exclusive residence of a small selection of LUXURY apartments, with beautifully maintained communal areas and generous GATED car park. Early viewing is highly advised in order to appreciate the accommodation on offer.



GROUND FLOOR

Entrance Hall

LVT flooring, radiator, stairs leading to first floor, doors to;

Cloakroom

Wall mounted hand wash basin, WC, radiator, LVT flooring.

Lounge 15'5" x 12'5" (4.72 x 3.81)

LVT flooring, double glazed bay window to front, radiator, storage cupboard.

Kitchen 10'0" x 9'4" (3.05 x 2.87)

LVT flooring, wall & base units with inset one & a half sink, integral oven & hob with extractor over, integral fridge/freezer, dishwasher & washing machine, double glazed box bay window to front, radiator.

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 14'7" x 10'9" (4.45 x 3.28)

LVT flooring, double glazed window to front, radiator, dressing area.

Bedroom Two 10'4" x 8'3" (3.17 x 2.54)

LVT flooring, double glazed window to front, radiator, exposed brick archway, storage cupboard.

Bathroom

Tiled flooring, bath with rainfall shower, wall mounted hand wash basin, WC, chrome heated towel radiator.

EXTERIOR

Parking

Two allocated parking spaces.

Communal Gardens

NOTES

We are advised the Ground Rent is £200/year & Service Charge £2,300/year

Area Map

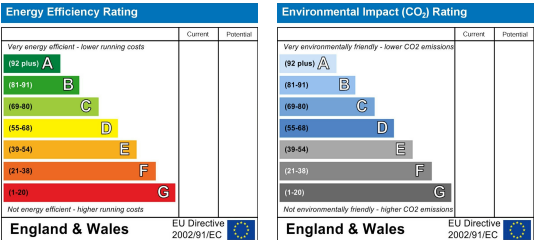


Floor Plans



© Essex EPCs
This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

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
CM7 1ER

