



3 ST LUKES COURT OLD ST MICHAELS DRIVE,

GUIDE PRICE £199,995

1 Bedrooms | 1 Bathrooms | 1 Receptions

**** PRIVATE COURTYARD GARDEN **** A unique opportunity to acquire this MODERN ONE BEDROOM LINK-DETACHED HOME, ideally positioned just a stone's throw from BRAINTREE TOWN CENTRE and BRAINTREE STATION, with direct links to LONDON LIVERPOOL STREET, perfect for COMMUTERS and FIRST-TIME BUYERS alike.

Beautifully presented throughout, the property offers CONTEMPORARY OPEN-PLAN LIVING with a spacious KITCHEN & SITTING ROOM, along with an INNER HALL, DOUBLE BEDROOM, and a WELL-APPOINTED BATHROOM.

Externally, the home enjoys its OWN PRIVATE COURTYARD GARDEN offering a RARE and SECLUDED OUTDOOR SPACE, in addition to a CARPORT providing OFF-ROAD PARKING, and access to a COMMUNAL GARDEN.

Situated within close walking distance of LOCAL AMENITIES, major BUS ROUTES and the A120, this rarely available LEASEHOLD property offers an ideal low-maintenance home or investment opportunity. Early viewing is highly recommended to avoid disappointment.



Open Plan Kitchen/ Living Room 18’5 (reducing to 13’7) x 11’5
(5.61m (reducing to 4.14m) x 3.48m)

Solid oak flooring, kitchen area comprising of wall & base units with edged work surfaces, stainless steel sink with mixer tap, integral oven with 4 ring gas hob & extractor over, integral fridge/ freezer & washing machine, windows to front & rear, door to garden, two radiators, vaulted ceiling, door to;

Inner Hall

Solid oak flooring, window to front, radiator, doors to;

Bathroom

Tiled flooring, bath with shower over, pedestal hand wash basin, WC, window to rear, heated towel rail.

Bedroom 9’5” by 7’11” (2.89 by 2.43)

Carpet flooring, window to front, radiator, vaulted ceiling, built in wardrobe.

EXTERIOR

Garden

Private courtyard garden laid to paved patio with lawn area, mature bushes and shrubs.

Allocated Parking

One allocated parking space under carport.

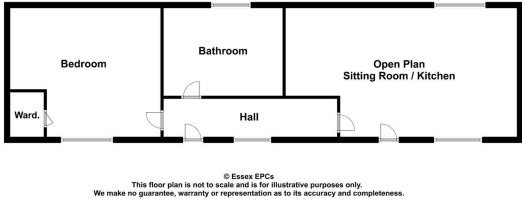
NOTES

This property is available LEASEHOLD with 159 year lease remaining. The vendor has advised that the current annual ground rent is £225 per annum and the annual service charge equates to £2,300.00 per annum.

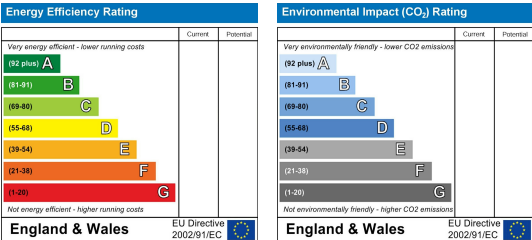
Area Map



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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