



## 9 KEEBLE WAY, BRAINTREE CM7

GUIDE PRICE £180,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* NO ONWARD CHAIN \*\*** Situated within walking distance of BRAINTREE STATION and the Town Centre, this beautifully finished and superbly appointed TOP FLOOR APARTMENT comes with bright and spacious Living accommodation, with JULIET BALCONY to the front aspect, and a modern Kitchen/Diner. Two well proportioned bedrooms are on offer, together with a family Bathroom suite, whilst externally the property enjoys communal gardens, and an allocated parking space. Viewing is highly advised in order to appreciate the accommodation on offer.



## Entrance Hall

Carpet flooring, storage cupboard, loft access, doors to;

## Lounge/Dining Room 17'3" x 10'9" (5.26 x 3.28)

Carpet flooring, french doors with Juliette balcony, double glazed window, TV point.

## Kitchen 11'1" x 8'0" (3.39 x 2.44)

Matching wall & base units with roll edged work surfaces, stainless steel sink with central mixer tap, integral oven & hob with extractor over, spaces for fridge/freezer & washing machine, vinyl tiled flooring.

## Bedroom One 14'7" x 12'11" (4.46 x 3.94)

Carpet flooring, double glazed feature bay window, further double glazed window.

## Bedroom Two 7'10" x 7'9" (2.40 x 2.38)

Carpet flooring, french doors with Juliette balcony.

## Bathroom

Hand wash basin inset to vanity unit, bath with shower over, WC, obscure double glazed window.

## NOTES

Service charge is advised as approximately £100 a month .

Ground rent £200 a year.

Note: Branocs Estates have not had sight of the lease itself, and so the above should be verified by any intending purchasers conveyancer prior to purchase.

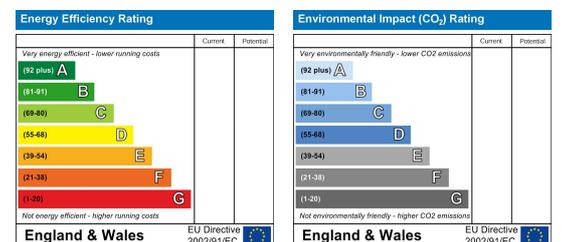
## Area Map



## 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  
CM7 1ER

