



## TIMBER YARD STATION APPROACH, BRAINTREE CM7

GUIDE PRICE £170,000

### 2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* IDEAL FIRST HOME \*\*** Situated within the sought-after Timber Yard development on Station Approach, Braintree, this well-presented ground floor apartment offers modern and convenient living in a prime location close to Braintree Railway Station, making it an excellent choice for commuters.

The property features a spacious open plan living room and kitchen with two double glazed windows to the front aspect, creating a bright and welcoming living space. There are two well-proportioned bedrooms, with the principal bedroom benefiting from integrated double wardrobes, alongside a modern family bathroom.

Externally, the property benefits from an allocated parking space for one vehicle. Further benefits include a long lease of approximately 974 years remaining.

Conveniently positioned for access to local amenities, transport links, and Braintree town centre, this apartment would suit first-time buyers, investors, or those looking to downsize alike.



## Open Plan Living Room / Kitchen 16'5" x 17'6" > 8'9" (5.02 x 5.34 > 2.69)

Carpet flooring to the living area and vinyl flooring to the kitchen area. Two double glazed windows to the front aspect and radiator.

The kitchen is fitted with a range of high gloss wall and base units, complemented by tiled splashbacks and a stainless steel sink with adjustable mixer tap. Integrated appliances include an oven, four-ring ceramic hob with extractor hood, fridge/freezer and slimline dishwasher, with additional space provided for a washing machine.

## Bedroom One 10'4" x 9'9" (3.15 x 2.99)

Carpet flooring, double glazed window to the side aspect, integrated double wardrobes and radiator.

## Bedroom Two 9'10" x 7'8" (3.01 x 2.34)

Carpet flooring, double glazed window to the side aspect and radiator.

## Bathroom

Fitted with a panel enclosed bath with shower over, low level WC, hand wash basin into vanity unit and heated towel radiator.

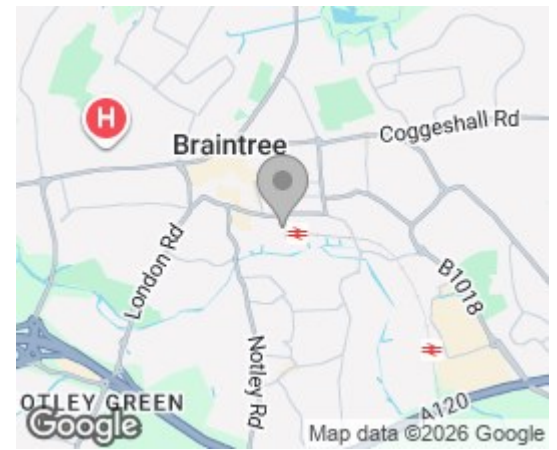
## Parking

Allocated parking space for one vehicle.

## NOTES

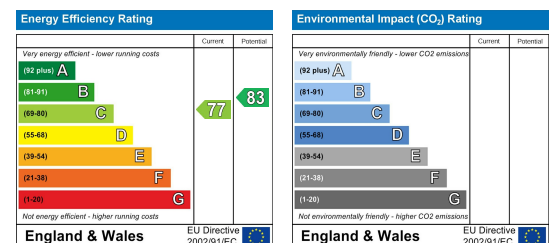
We are advised that the property is available LEASEHOLD, with a 999 years leases from new with approximately 974 years remaining on the current Lease. Commanding a ground rent of £300 per annum and with a service charge of £1,598 per annum.

## 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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