



39 HOLDEN CLOSE, BRAINTREE CM7

OFFERS IN EXCESS OF £170,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**** PERFECT STEP ONTO THE LADDER - NO ONWARD CHAIN **** Situated within minutes of Braintree Station and the Town Centre, this **SECOND FLOOR** apartment offers spacious and well-proportioned accommodation throughout, making it an ideal first-time purchase or Buy to Let investment.

Upon entering, you are welcomed by a generous Hallway which provides access to a large Lounge, fitted Kitchen, TWO Bedrooms and a spacious Bathroom. The layout offers excellent flow and practical living space throughout.

Further benefitting from Allocated Off-Road Parking and being offered with **NO ONWARD CHAIN**, the property combines convenience with practicality in a highly sought-after, commuter-friendly location. Viewing is highly recommended to appreciate the space and position on offer.



Entrance Hall

Carpet flooring, airing cupboard, doors ;

Kitchen 9’10” x 7’3” (3.02 x 2.23)

Laminate flooring, wall & base units with integral oven & electric hob, spaces for appliances, double glazed window to side.

Lounge 17’3” x 9’11” (5.28 x 3.04)

Laminate flooring, two double glazed windows , two electric heaters.

Bedroom One 12’1” x 9’4” (3.69 x 2.87)

Double glazed window, electric heater.

Bedroom Two 8’2” x 7’11” (2.49 x 2.43)

Double glazed window, electric heater.

Bathroom 6’10” x 6’4” (2.09 x 1.94)

Vinyl flooring, bath with shower over, hand wash basin, WC.

Parking

One allocated parking space.

NOTES

The property is available LEASEHOLD. We are advised the Ground Rent is £100.00 per annum & Service Charge £1,200.00 per annum, with approximately 174 years remaining on the lease.

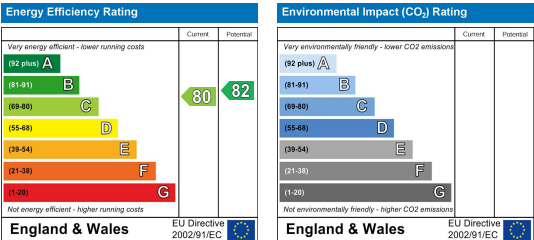
Intending purchasers are encourage to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sight of the Management Pack.

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

