

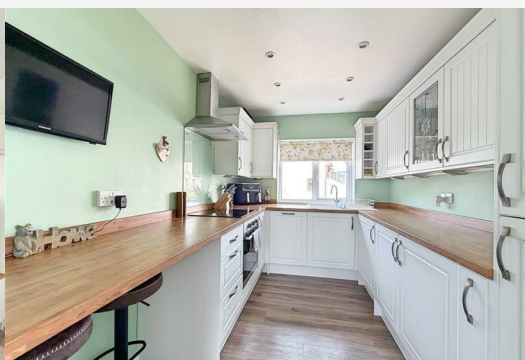


## FLAT 5, JAYMAR COURT KENWORTHY ROAD,

GUIDE PRICE £200,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* PERFECT FIRST TIME BUY \*\*** Situated within a quiet CUL-DE-SAC LOCATION, this attractive TWO BEDROOM FIRST FLOOR APARTMENT offers spacious and well-presented accommodation within close proximity of BRAINTREE TOWN CENTRE and the train station. Benefitting from a LONG LEASE, a modern kitchen with integrated appliances, a contemporary shower room, allocated parking, communal gardens, and excellent transport links via the A120, M11, and STANSTED AIRPORT, this property represents an ideal purchase for a range of buyers. Early viewing is highly recommended.





Entrance Hall

Laminate flooring, cupboard, doors to;

Lounge 14’0 x 9’5 (4.27m x 2.87m)

Laminate flooring, three double glazed windows to side & rear aspect, door to;

Kitchen 10’6 x 7’8 (3.20m x 2.34m)

Laminate flooring, wall & base units incorporating breakfast bar, sink with mixer tap, integral oven & hob, integral fridge/ freezer , dishwasher & washer/ dryer. double glazed window to side.

Bedroom One 9’7 x 9’5 (2.92m x 2.87m)

Carpet flooring, double glazed window to side aspect

Bedroom Two 8’8 x 7’2 (2.64m x 2.18m)

Carpet flooring, double glazed window to side aspect.

Shower Room

Obscure double glazed window to side aspect, vinyl flooring, shower enclosure, hand wash basin inset to vanity unit, WC.

EXTERIOR

Communal Gardens

Parking

One allocated parking space

NOTES

The property is available leasehold with approximately 146 years remaining on the lease. The Service Charge & Ground Rent are a combined total of £115.00 per month.

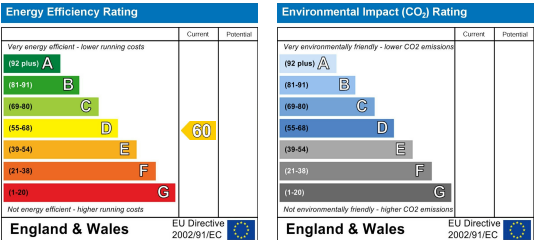
Intending purchasers are encouraged to seek confirmation of the aforementioned costs prior to purchase via their legal representatives as Branocs Estates have not seen sight of the Management Pack.

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.



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