



## 39 HOLDEN CLOSE, BRAINTREE CM7

£1,100 PER MONTH

### 2 Bedrooms | 1 Bathrooms | 1 Receptions

**\*\* AVAILABLE NOW \*\*** Situated within minutes of Braintree Station and the Town Centre, this SECOND FLOOR apartment offers spacious and well-proportioned accommodation throughout.

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 available for immediate move in, 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.

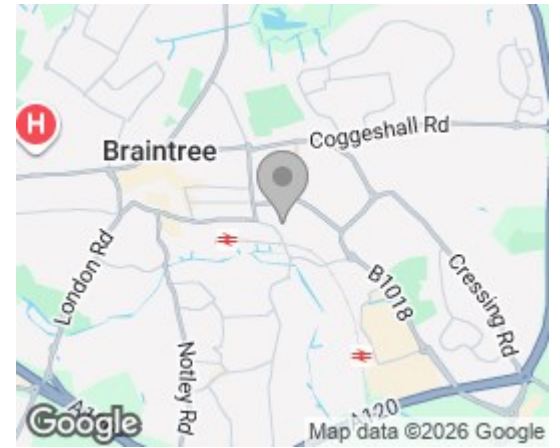
## Bathroom 6'10" x 6'4" (2.09 x 1.94)

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

## Parking

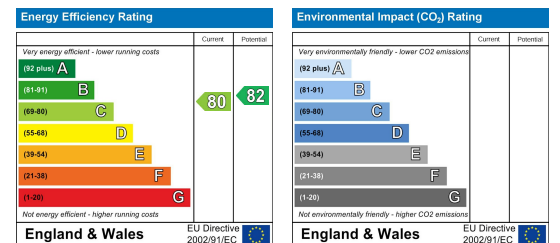
One allocated parking space.

## 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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