



## 56 MEADOW PARK, BRAINTREE CM7

GUIDE PRICE £300,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* PEACEFUL RETIREMENT LIVING AT MEADOW PARK \*\*** Situated upon the exclusive Meadow Park development for the over 55s, offering onsite facilities and weekly travel to the town centre, this well presented two bedroom BUNGALOW is ideally positioned within easy reach of nearby amenities and the A120, and offers open plan Kitchen/Living Area, two double bedrooms, a spacious bathroom with walk in shower, and a private courtyard garden. Available LEASEHOLD, we advise an early viewing in order to appreciate the accommodation on offer.



## Entrance Hall

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

## Lounge 16'6" x 10'7" (5.05 x 3.23)

Carpet flooring, double glazed window to front, french doors to rear, radiator, wall-mounted electric fire, opening to;

## Kitchen/ Diner 16'7" x 6'9" (5.08 x 2.08)

Wall & base units with roll edge work surfaces, one & a half sink with central mixer tap, integral eye-level NEFF oven & grill, fridge/ freezer, dishwasher & washer/ dryer, hob with extractor over, double glazed windows to front, side & rear. Tiled flooring to kitchen, carpet flooring to dining area.

## Bedroom One 16'4" x 11'3" (5.00 x 3.45)

Carpet flooring, radiator, double glazed window to side, door to bathroom.

## Bedroom Two/ Study 11'3" x 9'1" (3.43 x 2.79)

Currently being used as a study/ reading room. Carpet flooring, double glazed window to front, radiator.

## Bathroom

Spacious modern bathroom with obscure double glazed window to side, shower enclosure, hand wash basin & WC inset to vanity unit, heated towel rail, large built in airing/ laundry cupboard.

## EXTERIOR

### Garden

Enclosed private courtyard garden, planted with mature shrubs & flowers, rear access gate.

### PARKING

Off road parking spaces & visitor parking available.

## NOTES

This property is available LEASEHOLD with 107 years remaining on the lease. The property commands an annual ground rent of £500 per annum, together with an annual service charge of £4,187.92.

Meadow Park also provides the following;

- Built-in 24/7 resident helpline/ emergency call service & personal alarm system.
- Community Pavilion with resident activities/ library/ lounge.
- Manager.

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.

## Area Map



## Floor Plans

56 Meadow Park CM7 1TD

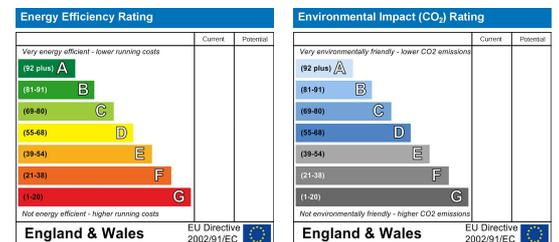


Ground Floor

Total Area: 74.0 m<sup>2</sup> ... 796 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Energy Efficiency Graph



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