



## 58 THE YARD, BRAINTREE CM7

OFFERS IN EXCESS OF £170,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* NO ONWARD CHAIN \*\*** Situated upon the ground floor, this bright and spacious apartment offers an excellent location, within walking distance of Braintree Station, which offers direct hourly trains into London Liverpool Street. Presented in good decorative order, the property benefits from two well proportioned bedrooms, with the benefit of an allocated parking space to the front of the building. Ideal for FIRST TIME BUYERS and BUY TO LET Investors, early viewing is advised owing to the sought after nature of the development.



Hallway

Carpet flooring, cupboard, electric radiator, doors to;

Lounge 13’11” x 13’5” (4.25 x 4.11)

Carpet flooring, two double glazed window, electric radiator, door to;

Kitchen 10’4” x 6’2” (3.16 x 1.90)

Wall & base units, stainless steel sink, integral oven, spaces for washing machine & fridge/freezer, two double glazed windows.

Bedroom One 13’6” x 10’6” (4.13 x 3.21)

Carpet flooring, fitted wardrobe, double glazed window, electric radiator.

Bedroom Two 9’4” x 6’10” (2.85 x 2.10)

Carpet flooring, double glazed window, electric radiator.

Bathroom

Bath with shower over, pedestal hand wash basin, WC, obscure double glazed window.

Parking

One allocated parking space

NOTES

Tenure: LEASEHOLD

Service charge - £1,571.58 per annum

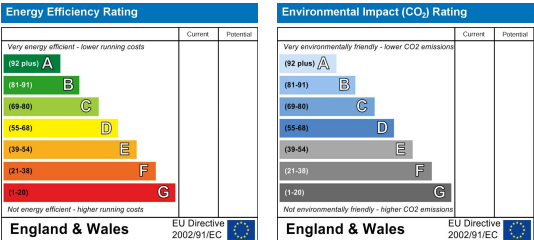
Ground rent - £150 per annum

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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