



34 FALKLAND COURT, BRAINTREE CM7

GUIDE PRICE £160,000

2 Bedrooms | 1 Bathrooms | 1 Receptions

**** PERFECT STEP ONTO THE PROPERTY LADDER **** Situated within the popular Fairview Development, this well-presented two-bedroom first floor apartment offers spacious and light-filled accommodation throughout. The property is in good decorative order and benefits from large windows allowing plenty of natural light. Internally, there is a generous living room, a well-appointed kitchen, two well-proportioned bedrooms and a bathroom.

Further benefits include off-street parking and a long lease with approximately 122 years remaining, helping to keep running costs low. Conveniently located within walking distance of local amenities and transport links, the property would make an ideal purchase for first-time buyers, investors or those looking to downsize. Early viewing is highly recommended to avoid disappointment.



Entrance Hall

Doors to;

Living Room 16'9" x 12'4" (5.12 x 3.77)

Carpet flooring, two double glazed windows, large electric heater, door to;

Kitchen 9'1" x 8'5" (2.77 x 2.58)

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

Bedroom One 13'10" x 9'8" (4.24 x 2.95)

Carpet flooring, double glazed window, electric heater.

Bedroom Two 10'6" x 7'3" (3.22 x 2.22)

Carpet flooring, double glazed window, electric heater.

Bathroom

Tiled flooring, bath with shower over, hand wash basin with vanity unit, built-in WC

NOTES

The property is available LEASEHOLD. We are advised the Ground Rent is £100.00 per annum & Service Charge £986 per annum, with approximately 122 years remaining on the lease.

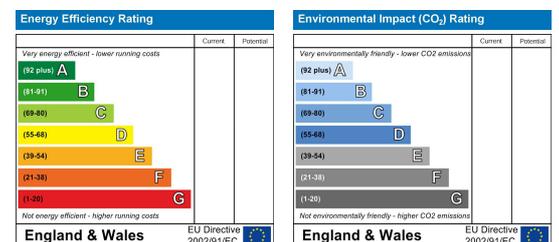
Intending purchasers are encourage to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sight of the Management Pack.

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.



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