HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Wickham Crescent

Leasehold
Tax Band: A

Braintree, CM7 3BY

Guide Price £170,000

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Boasting NO ONWARD CHAIN, a spacious 16' lounge/diner plus RECENTLY RE-FITTED KITCHEN & BATHROOM is this modern one bedroom FIRST FLOOR apartment. Benefiting from a GARAGE with allocated parking, IMMACULATELY PRESENTED throughout and ideally located just a short walk to Braintree Station & Town Centre. Convenient access to all nearby local amenities, A120/M11 & Chelmsford - Perfect for first time buyers!! Call Hamilton Piers to view!







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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR MAIN ENTRY:
Secure ground floor entry with phone entry system. Stairs to;

FIRST FLOOR ACCOMMODATION:

ENTRANCE HALL:

LOUNGE / DINER:
16'10 x 10'2 (5.13m x 3.10m)

KITCHEN:
6'11 x 6'4 (2.11m x 1.93m)

BEDROOM:
12'5 x 8'4 (3.78m x 2.54m)

BATHROOM:

EXTERIOR:

GARAGE & PARKING:

AGENTS NOTES:
Leasehold Information:
Years Remaining On Current Lease: TBC
Ground Rent: £110 per annum
Service Charge: £1,233 per annum

**Property exterior is due to be painted - This has already been raised to the management company and is in hand.

Council Tax Band: A

For further information regarding this property, please contact Hamilton Piers.





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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.