

YOUR LOCAL PROPERTY SPECIALISTS



Railway Street

Leasehold Tax Band: B

• B

Braintree, CM7 3JZ

Offers In Excess Of £100,000

Boasting NO ONWARD CHAIN and offering IMMACULATELY PRESENTED & UPDATED accommodation including NEWLY FITTED kitchen & shower room plus BRAND NEW fitted storage heaters is this spacious one bedroom over 60's FIRST FLOOR retirement property. Benefiting from a range of communal services, gardens, parking plus residents communal lounge and laundry room with 101 YEARS remaining on the current lease. Ideally located close to Braintree Town Centre and convenient bus routes.

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

MAIN COMMUNAL ENTRY:

Secure entry into main communal areas with stairs and lifts to all floors.

FIRST FLOOR ACCOMMODATION:

ENTRY:

Large built-in storage cupboard (housing boiler), carpeted flooring. Access into all rooms.

LOUNGE / DINER:

17'9 x 12' max (5.41m x 3.66m max)

Double glazed window to rear aspect, central fireplace with surround, storage heater, carpeted flooring. Glazed double doors to kitchen.

KITCHEN:

8'11 x 5'8 (2.72m x 1.73m)

Double glazed window to rear aspect, a series of newly fitted matching base and wall units, ended work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, induction hob, space for low level fridge and freezer, wooden flooring.

MASTER BEDROOM:

16'2 x 12'8 max (4.93m x 3.86m max)

Double glazed window to rear aspect, built-in wardrobes, storage heater, carpeted flooring.

SHOWER ROOM:

Newly fitted shower room comprising double shower unit set behind glass enclosure with fitted wall seat, inset WC, vanity wash hand basin with splash back, hated towel rail, wooden flooring.

EXTERIOR:

COMMUNAL GARDENS:

Communal gardens to property frontage with paved seating areas and lawned areas.

PARKING:

Communal parking area with residents permits and visitors booking system.

AGENTS NOTES:

Leasehold Details: Years Remaining: 101 Service Charge: £2880 per annum Ground Rent: £775 per annum (last reviewed Aug 2024)

Council Tax Band: B

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



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