



## York Court, Angle Side

Braintree, CM7 3RQ

**Guide Price £170,000**



**\*\*GUIDE PRICE £170,000-£180,000\*\***Benefiting from **NO ONWARD CHAIN** with a spacious 21' **TRIPLE ASPECT** lounge/diner & **ALLOCATED PARKING** is this well-proportioned two bedroom **FIRST FLOOR** flat. Offering spacious **COMMUNAL GARDENS** and located just a 5min walk to Braintree Town Centre & Station. Ideal for first time buyers & investors!



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

### ENTRANCE HALL:

Carpeted flooring. Hallway giving access to bathroom, both bedrooms and lounge/diner which leads to kitchen.

### LOUNGE / DINER:

21'93 x 10'73 (6.40m x 3.05m)

Two double glazed windows to front aspect, two double glazed windows to side aspect and one double glazed window to rear aspect, two radiators, laminate flooring.

### KITCHEN:

10'64 x 7'50 (3.05m x 2.13m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, electric hob with extractor over, integrated fridge and freezer, space for washing machine and tumble dryer, tiled flooring.

### BEDROOM ONE:

10'83 x 9'93 (3.05m x 2.74m)

Double glazed window to front aspect, radiator, carpeted flooring.

### BEDROOM TWO:

10'76 x 6'24 (3.05m x 1.83m)

Double glazed window to front aspect, radiator, carpeted flooring.

### BATHROOM:

Opaque double glazed window to rear aspect, P-shaped panelled bath with shower over, low level WC, pedestal wash hand basin with tiled splash backs, double storage cupboard/airing cupboard, vinyl flooring.

### EXTERIOR:

### COMMUNAL GARDENS:

Well-maintained communal gardens surrounding the property, enclosed by hedges and mature shrubs and trees.

### PARKING:

One allocated parking space with two visitors spaces available.

### AGENTS NOTES:

This property is LEASEHOLD.

Number of years remaining on lease: 90 years

Ground Rent: £150 per annum

Service Charge: £115 per calendar month

For further information about this property, please call Sole Selling Agents, Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

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