



Railway Street

Braintree, CM7 3JZ

Leasehold
Tax Band: B

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, heated 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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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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