



## Malyon Close

Braintree, CM7 2QZ

Leasehold  
Tax Band:

**Offers In Excess Of £160,000**



Benefiting from 110 YEARS remaining on current lease, a spacious lounge/diner & modern kitchen, NEW BOILER plus ALLOCATED PARKING is this one double bedroom GROUND FLOOR apartment. Offering plenty of storage space and located within a 5min walk to Braintree Town Centre & Station. Ideal for first time buyers & investors!



# Malyon Close, Braintree, CM7 2QZ

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Entry via secure phone system: Double glazed window to rear aspect, airing cupboard, cloak cupboard and additional storage/utility cupboard, radiator, laminate flooring and smooth ceiling.

### LOUNGE / DINER:

13'90 x 11'34 (3.96m x 3.35m)

Double glazed window to front aspect, radiator, laminate flooring and smooth ceiling.

### KITCHEN:

8'15 x 7'11 (2.44m x 2.41m)

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 oven, gas hob with extractor over, integrated fridge/freezer, laminate flooring and smooth ceiling with sunken spotlights.

### BEDROOM:

10'96 x 10'96 (3.05m x 3.05m)

Double glazed window to front aspect, radiator, laminate flooring and smooth ceiling.

### BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, laminate flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

### ALLOCATED PARKING:

Allocated parking for one vehicle with visitors space available.

## AGENTS NOTES:

Leasehold Details:

- Ground Rent: £62.50 per 6 months
- Service Charge: Approx £130 per calendar month
- Number of years remaining on lease: 110 years

Council Tax Band: TBC

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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