



## Meadow Park

Braintree, CM7 1TD

Leasehold  
Tax Band: C

### Offers In The Region Of

~~£275,000~~



Boasting NO ONWARD CHAIN and offering VACANT POSSESSION, an impressive 18' master bedroom with EN-SUITE bathroom, a PRIVATELY OWNED courtyard garden & 15' ground floor second bedroom/dining room with adjacent shower room is this OVER 55's CHALET BUNGALOW. Offering private residents parking, plus generous 15' lounge & spacious kitchen and ideal for INDEPENDENT LIVING in a community setting.





# Meadow Park, Braintree, CM7 1TD

**\*\*This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.**

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Storage cupboard (housing boiler), radiator, carpeted flooring and smooth coved ceiling.

### SHOWER ROOM:

Fully tiled, enclosed shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

### LOUNGE / DINER:

15'79 x 15'58 (4.57m x 4.57m)

Double glazed window to front aspect, stairs to first floor, two radiators, carpeted flooring and smooth coved ceiling. French doors onto rear garden.

### KITCHEN:

14'49 x 8'71 (4.27m x 2.44m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half ceramic sink with central mixer tap and drainer, built-in oven, induction hob with extractor over, integrated fridge/freezer, dishwasher and washing machine, vinyl flooring and smooth coved ceiling with sunken spotlights.

### BEDROOM TWO / DINING ROOM:

15'60 x 8'69 (4.57m x 2.44m)

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

## FIRST FLOOR ACCOMMODATION:

### STUDY AREA / LANDING:

12'20 x 10'26 (3.66m x 3.05m)

Two Velux windows to front aspect, loft access, radiator, carpeted flooring and smooth coved ceiling.

### MASTER BEDROOM:

18'75 x 11'34 (5.49m x 3.35m)

Double glazed window to front aspect, built-in wardrobe, radiator, carpeted flooring and smooth part-vaulted ceiling.

### EN-SUITE BATHROOM:

Panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, carpeted flooring and smooth part-vaulted ceiling.

## EXTERIOR:

### GARDEN / COURTYARD:

Fenced and private courtyard comprising mainly of hard landscape, shrub borders, shed, gated side access.

### PARKING:

Private residents parking to the front of the property.

## AGENTS NOTES:

## Leasehold Information:

Years remaining on current lease: 109yrs (125 years from 1/1/2007)

Service charge: £5000 per annum

Ground rent: Approx £500 per annum

Council Tax Band: C

## Auctioneers Additional Comments:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

## Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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



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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