



## Hanover Court, Carrington Way

Braintree, CM7 5LZ

**Guide Price £140,000**



\*\*\* GUIDE PRICE £140,000 - £150,000 \*\*\* Hamilton Piers, Braintree's award-winning local property experts, are pleased to bring to market this VERY WELL PRESENTED two bedroom retirement apartment that boasts both a MODERN KITCHEN & SHOWER ROOM, plus entrance hall, lounge, and well kept communal gardens and parking areas. For sale with NO ONWARD CHAIN.



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

Entrance via communal door and staircase.

## ENTRANCE HALL:

Radiator, airing cupboard, laminate wood flooring, smooth ceiling, loft access.

## LOUNGE:

12'11 x 11'00 (3.94m x 3.35m)

Double glazed window to front aspect, fireplace surround, radiator, carpeted flooring, smooth ceiling.

## KITCHEN / BREAKFAST ROOM:

8'08 x 7'08

Double glazed window to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, space for fridge/freezer, washing machine and cooker, breakfast bar, wall mounted boiler, tiled flooring, smooth ceiling.

## MASTER BEDROOM:

13'00 x 9'08 (3.96m x 2.95m)

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

## BEDROOM TWO:

9'08 x 8'08 (2.95m x 2.64m)

Double glazed window to side aspect, radiator, carpeted flooring, smooth ceiling.

## SHOWER ROOM:

Double glazed opaque window to rear aspect, enclosed corner shower unit, fully tiled walls, inset WC, inset wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

## EXTERIOR:

### COMMUNAL GARDENS:

Manicured gardens surrounding the property with a hardstanding washing line area to the rear

### COMMUNAL PARKING:

Communal parking area to the front of the development.

## AGENTS NOTES:

The property is LEASEHOLD there is currently 62 years remaining on the lease but this can be extended to 99 years at a cost of £633.



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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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