



The Street

Braintree, CM77 6RU

Leasehold
Tax Band: B

Offers In Excess Of £200,000



Boasting NO ONWARD CHAIN with 185 YEAR LEASE TERM remaining plus an EN-SUITE to master bedroom and spacious lounge/diner opening to modern kitchen is this two DOUBLE bedroom second floor apartment. Benefiting from a new roof, generously sized LOFT SPACE for additional storage, ALLOCATED PARKING in designated area and offering IMMACULATELY PRESENTED living space throughout. Conveniently located a short walk to all local village amenities with easy access to Braintree Town Centre/Station, Felsted, Chelmsford & A120/M11. Ideal for first time buyers!!



The Street, Braintree, CM77 6RU

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

GROUND FLOOR ENTRY:

Secure main doors with phone entry system. Stairs to;

SECOND FLOOR ACCOMMODATION:

ENTRY HALL:

Two larger built-in storage/utility cupboards, loft access (boarded) with ample storage space, radiator, carpeted flooring.

LOUNGE / DINER:

15'6 x 11'4 (4.72m x 3.45m)

Double glazed Sash windows to front and side aspects, radiator, carpeted flooring. Opening to kitchen.

KITCHEN:

11'4 x 6'3 (3.45m x 1.91m)

Double glazed Sash window to side aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine, vinyl flooring.

BEDROOM ONE:

11'7 x 9'10 (3.53m x 3.00m)

Double glazed Sash window to side aspect, radiator, carpeted flooring.

EN-SUITE:

Enclosed and fully tiled corner shower unit, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, vinyl flooring.

BEDROOM TWO:

11'8 reducing to 9'2 x 6'11 (3.56m reducing to 2.79m x 2.11m)

Double glazed Sash window to side aspect, radiator, carpeted flooring.

BATHROOM:

Panelled bath with central mixer tap and shower attachment, low level WC, inset wash hand basin with tiled splash back, extractor fan, heated towel rail, vinyl flooring.

EXTERIOR:

ALLOCATED PARKING:

Allocated parking is designated parking area.

AGENTS NOTES:

Leasehold Information:

Service Charge: £257 per calendar month

Ground Rent: £125 per annum

No. Of Years Remaining On Lease: 185 years

Council Tax Band: B

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

