



## Mill Court

Braintree, CM7 3RH

**£120,000**



\*\*\*Guide Price £120,000 - £130,000\*\*\* Benefiting from NO CHAIN, offered with VACANT POSSESSION, with 56 years remaining on the current lease is this one bedroom GROUND FLOOR apartment. Situated in a central location, just a short walk to Braintree Town Centre & Station - An ideal location for investors & first time buyers!



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

## GROUND FLOOR ACCOMMODATION:-

Entry via communal entrance hall leading to secure entry door:

### ENTRANCE HALL:

Storage heater, carpeted flooring, textured ceiling.

### LOUNGE / DINING ROOM:

20'04 x 11'04 (6.20m x 3.45m)

Double glazed windows to front and rear aspects, radiator, carpeted flooring, textured ceiling.

### KITCHEN:

7'00 x 6'09 (2.13m x 2.06m)

Double glazed window to rear aspect, matching wall and base units with roll top work surfaces, bowl sink and drainer with central mixer taps, built-in oven, electric hob, extractor hood, space for low level fridge and washing machine, tiled flooring, textured ceiling.

### BEDROOM:

10'08 x 8'03 (3.25m x 2.51m)

Double glazed window to front aspect, built-in wardrobes, carpeted flooring, textured ceiling.

### FAMILY BATHROOM:

Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, tiled flooring, textured ceiling.

### COMMUNAL GARDEN:

Communal gardens to the front and back of the property, bin store, parking area.

### PARKING:

Allocated parking space with visitors bays available.

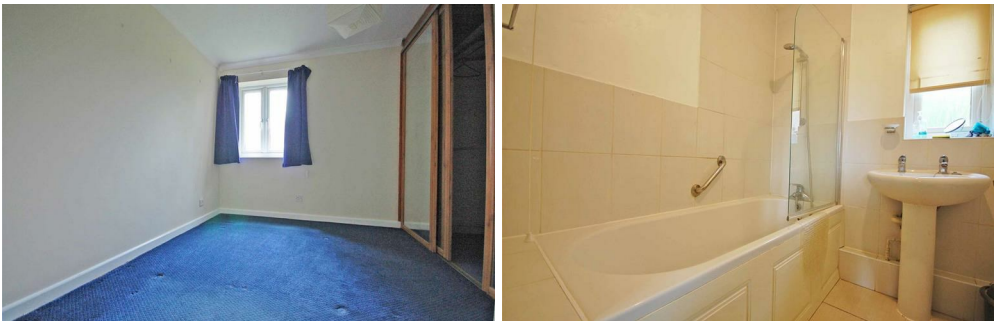
### AGENTS NOTES:

Information from the Seller:-

Remaining Lease: 56 years

Ground Rent: £100 Per Annum

Service Charge: £800-£1000 per annum (maintenance budget dependent)



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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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