

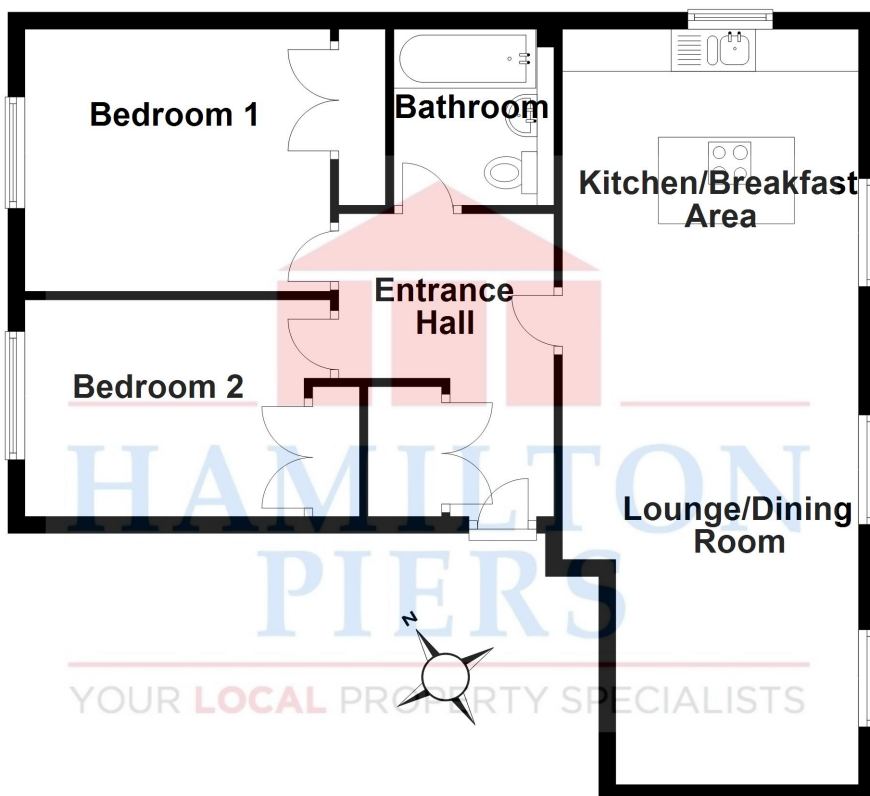


£180,000-£200,000 Benefiting from a LARGE 21' LOUNGE DINER with OPEN PLAN living accommodation & TWO DOUBLE bedrooms is this modern TOPFLOOR apartment. Offering communal gardens, ALLOCATED PARKING with visitors spaces & located less than 1 mile to Braintree Town Centre & Station.



Second Floor

Approx. 66.4 sq. metres (714.7 sq. feet)





Total area: approx. 66.4 sq. metres (714.7 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearing before making any decisions reliant upon them.
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Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

GUIDE PRICE £180,000-£200,000

Hamilton Piers, the award-winning property specialists in Braintree, are pleased to bring to the market for sale this TOP FLOOR apartment, benefiting from a LARGE 21' LOUNGE DINER, with OPEN PLAN living accommodation & TWO DOUBLE bedrooms. Offering communal gardens, ALLOCATED PARKING with visitors spaces & located less than 1 mile to Braintree Town Centre & Station.

The property is being offered with leasehold tenure (further details to be provided upon request) and is ideally situated within close proximity of local shops/services, schools and amenities, with walking distance to Braintree Town Centre.

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

Entrance via communal hallway.

TOP FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Radiator, storage cupboard, carpeted flooring, smooth ceiling.

LOUNGE / DINING ROOM: (21'07" x 11'06")

Double glazed windows to side aspect, radiator, carpeted flooring, smooth ceiling, open plan to kitchen.

KITCHEN / BREAKFAST AREA: (11'06" x 7'10")

Double glazed window to front and side aspects, matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, integrated fridge/freezer, space for washing machine, floating island with breakfast bar, wall-mounted boiler, radiator, tiled flooring, smooth ceiling.

MASTER BEDROOM: (11'09" x 9'07")

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

BEDROOM TWO: (11'09" x 9'00")

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

BATHROOM:

Partly tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, vinyl

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flooring, smooth ceiling.

EXTERIOR:-

COMMUNAL GARDENS:

The property has communal gardens to the front and rear.

PARKING:

Allocated parking to the rear of the property plus visitor spaces available.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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