



## 23 ST THOMAS COURT OLD ST. MICHAELS DRIVE,

OFFERS IN EXCESS OF £190,000

1 Bedrooms | 1 Bathrooms | 1 Receptions

**\*\* STUNNING GROUND FLOOR APARTMENT \*\*** Situated within the award winning Old St Michaels Development, this beautifully finished ground floor apartment with PRIVATE TERRACE, overlooks pristine gated communal grounds, offering excellent privacy and a real hideaway retreat, yet is positioned within short walking distance of the Town Centre and nearby amenities, including Braintree Station, major bus routes, and the A120. Ground floor properties of its kind are so rarely available within this OUTSTANDING development converted by the renowned conversion specialists, City & Country Estates in 2009. Offering allocated parking within close proximity of the front door, early viewing is highly advised in order to avoid disappointment.

**\*\* NO ONWARD CHAIN\*\* \*\* GUIDE PRICE £190,000 - £200,000 \*\***





Open Plan Living Area Comprising Of; 16'8" x 16'0" (5.10 x 4.88)

### Lounge

Engineered oak flooring, large sash windows to front and rear aspect overlooking pristine communal grounds, TV point, radiator

### Kitchen

Integrated oven, dishwasher, fridge/freezer & washer/dryer, wall and base units with edged work surfaces

### Bedroom 11'2" x 10'11" (3.42 x 3.35)

Built in Wardrobes, window overlooking communal gardens, carpet flooring

### Bathroom

Bath with shower over, WC, hand wash basin, heated towel rail, window to front.

## EXTERIOR

### Private Terrace

Paved Sandstone terrace with wrought iron railings, and gate leading to communal gardens.

## NOTES

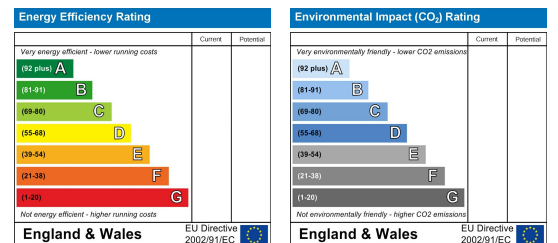
We are advised that the property is available LEASEHOLD, with 160 years remaining on the current Lease, commanding an annual ground rent of £225 per annum, with a service charge of £1,145.62/ six monthly.

## Area Map



## Floor Plans

## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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