



25 ST THOMAS COURT OLD ST. MICHAELS DRIVE,

OFFERS IN EXCESS OF £230,000

2 Bedrooms | 2 Bathrooms | 1 Receptions

**** MUST VIEW **** Situated within the exclusive Old St Michaels Development, Braintree, this superb and spacious TWO DOUBLE BEDROOM apartment simply must be viewed in order to appreciate the unique characteristics on offer. Brimming with natural light, and with views over adjoining pristinely maintained communal grounds within this spectacular Grade II Listed development, internally the property offers a large 19' Living Area, with two double bedrooms and two bathrooms, together with a fully fitted kitchen, and allocated parking space within a covered CAR PORT. Just a short walk from the town centre and Braintree Station, as well as offering convenient access onto the A120, we advise early viewing in order to avoid disappointment.



Lounge/Diner 19'87 x 16'17 (5.79m x 4.88m)

3x windows overlooking communal grounds, carpet flooring, large storage cupboard, TV point, opening to;

Kitchen 8'46 x 6'04 (2.44m x 1.93m)

Integrated oven with 4 ring electric hob, integral fridge freezer & washing machine, matching wall and base units with up-stands. Windows to front aspect.

Bedroom One 10'99 x 8'74 (3.05m x 2.44m)

Carpet flooring, window to side aspect, opening to;

En-Suite

Corner shower enclosure, WC, wall mounted hand wash basin

Bedroom Two 10'40 x 8'24 (3.05m x 2.44m)

Carpet flooring, window to rear aspect.

Bathroom

Bath with hair attachment, WC, wall mounted hand wash basin, vanity mirror

NOTES

We are advised that the property benefits from an allocated parking space within a covered Car Port.

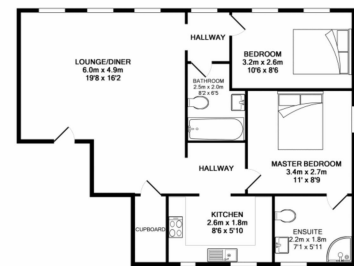
St Thomas Court offers private living space within pristinely kept gated courtyard.

We are advised that the property is available LEASEHOLD, with 160 years remaining on the current Lease, commanding an annual ground rent of £300 per annum, with an annual service charge of approximately £2,200 per annum.

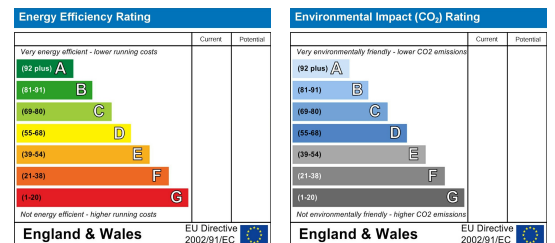
Area Map



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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

