



4 RIVER MEAD, BRAINTREE CM7

OFFERS IN EXCESS OF £220,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**** FIRST TIME BUYERS **** Nestled in the picturesque area of River Mead, Braintree, this stunning two-bedroom apartment presents an exceptional opportunity for first-time buyers seeking a tranquil yet vibrant lifestyle. The property boasts a well-appointed reception room, perfect for relaxation or entertaining guests, and a thoughtfully designed kitchen and bathroom that caters to modern living.

One of the standout features of this apartment is its proximity to the town centre and the Blackwater Nature Reserve, offering residents both convenience and a serene escape into nature.

The apartment itself is filled with natural light, creating a warm and inviting atmosphere throughout. The two spacious bedrooms not only offer comfort but also provide ample space, making it easy to create a sanctuary that reflects your style and needs.

Whether you are looking to take your first step onto the property ladder or seeking a peaceful abode, this apartment in River Mead is a remarkable find that should not be missed.



Entrance Hallway

LVT flooring, double glazed window with plantation shutter to front, radiator, doors to;

Lounge/ Diner 18’8” x 10’2” (5.7 x 3.1)

LVT flooring, double glazed windows to front & rear with plantation shutters, two radiators, door to;

Kitchen 8’2” x 6’10” (2.5 x 2.1)

LVT, wall & base shaker style units with edged work tops, inset sink with mixer tap, integral oven & hob with extractor over, integral fridge/freezer & washing machine, double glazed window with plantation shutter to rear.

Bedroom One 14’1” x 9’6” (4.3 x 2.9)

Carpet flooring, double glazed window with plantation shutter to rear, radiator, opening to walk in wardrobe with double glazed window and radiator.

Bedroom Two 11’9” x 7’10” (3.6 x 2.4)

Carpet flooring, double glazed window with plantation shutter to rear, radiator.

Bathroom

Vinyl flooring, bath with shower over, pedestal hand wash basin, WC.

Carport & Parking

Two allocated parking spaces (one being under carport).

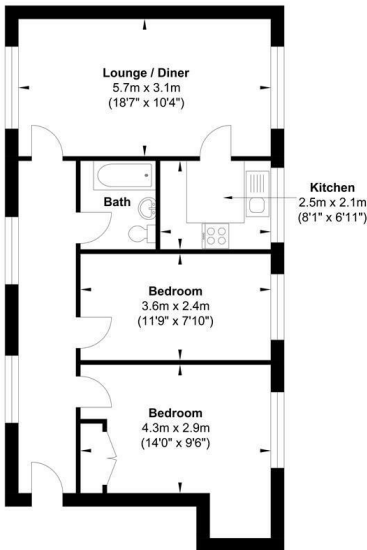
NOTES

The current owners have informed us that this property is 25% share of the freehold and comes with a lease term of 967 years remaining. Additionally, the current owners pay a monthly maintenance charge of £120.

Area Map



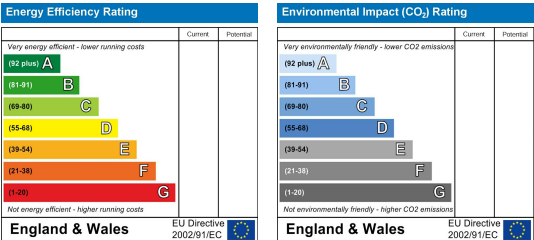
Floor Plans



Gross Internal Floor Area : 62.39 m2 ... 671.56 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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