



## 3 TIMBER YARD, BRAINTREE CM7

OFFERS IN EXCESS OF £160,000

### 1 Bedrooms | 1 Bathrooms | 1 Receptions

**\*\* LONDON COMMUTER'S DREAM \*\*** Discover the perfect blend of comfort and convenience in this stylish ground-floor flat at Timber Yard, Station Approach, Braintree. Ideal for first-time buyers, investors, or commuters, this property offers modern living in a highly sought-after location.

With a spacious open-plan living area, a large master bedroom, and a contemporary shower room, this flat is thoughtfully designed for practical, easy living. Its private front door and allocated parking space provide both independence and everyday convenience. Built in 2006, the property blends modern style with a well-maintained setting.

A standout feature of this home is its chain-free status, ensuring a smooth and stress-free purchase process. Whether you're stepping onto the property ladder or expanding your investment portfolio, this property represents a fantastic opportunity.



Open Plan Living Area 17’6” x 12’10” (5.35 x 3.92)

Laminate flooring, double glazed window to front & two double glazed windows to side with plantation shutters, Kitchen with wall & base units, inset stainless steel sink with mixer tap, integral oven with electric hob & extractor over, integral fridge/freezer & washing machine, two electric radiators.

Bedroom One 12’11” x 9’11” (3.96 x 3.03)

Carpet flooring, electric radiator, double glazed window with plantation shutter.

Bathroom

Laminate flooring, large walk in shower, wash hand basin inset to vanity unit, WC, wall unit, heated towel rail.

Parking

One allocated parking space.

NOTES

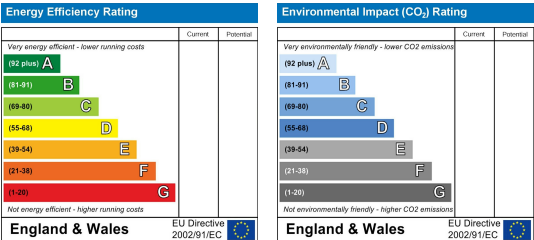
We are advised that the property is available LEASEHOLD, with 105 years remaining on the current Lease. Commanding a ground rent of £300 per annum and with a service charge of £1,300 per annum.

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.



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