



## 6 TIMBER YARD STATION APPROACH, BRAINTREE CM7

OFFERS IN EXCESS OF £150,000

1 Bedrooms | 1 Bathrooms | 1 Receptions

**\*\* LONDON COMMUTER'S DREAM \*\* NO ONWARD CHAIN \*\*** Discover the perfect blend of comfort and convenience in this stylish first-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 bathroom, this flat is thoughtfully designed for practical, easy living. Offering an 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.



Hallway

Doors to:

Open Plan Living Area 18'9 x 13'5 (5.72m x 4.09m)

Double glazed window to front, storage cupboard, kitchen comprising of wall & base units, inset stainless steel sink & drainer, integral oven with electric hob & extractor over, integral fridge/freezer & washing machine,

Bedroom 11'5 x 9'3 (3.48m x 2.82m)

Bathroom

Bath with shower over, wash hand basin inset to vanity unit, WC, wall unit, heated towel rail

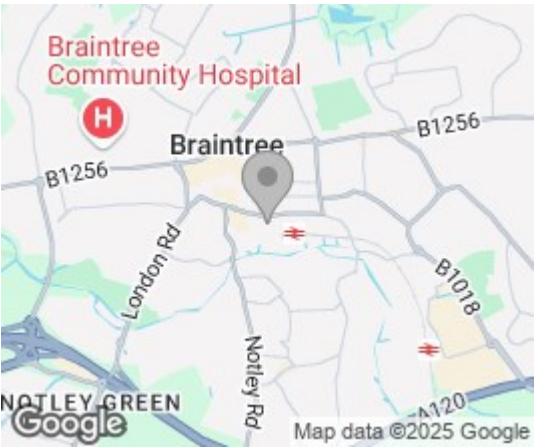
Parking

1x Allocated Parking Space

NOTES

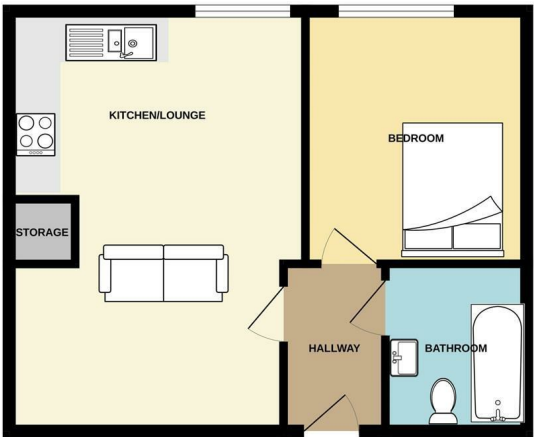
We are advised that the property is available LEASEHOLD, with 104 years remaining on the current Lease. Commanding a ground rent of £150.00 per annum and with a service charge of £1,400.00 per annum.

Area Map



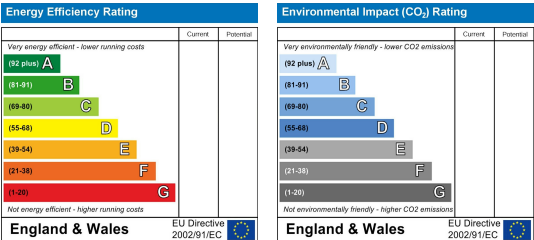
Floor Plans

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, rooms and other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency at the time of writing.  
Made with Metaplan 12/2024

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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