

TO LET

5 Tabor House, 5 Coggeshall Road, Braintree, Essex, CM7 9DB



2 BEDROOM GROUND FLOOR APARTMENT, WITHIN WALKING DISTANCE OF TOWN AND STATION, EN SUITE TO MASTER BEDROOM, AND AVAILABLE MID OCTOBER

- 2 Bedrooms
- Lounge/Diner
- Open Plan Kitchen
- Integrated Appliances
- En Suite Shower
- EPC C
- 2 Parking Spaces
- Gas Heating
- Close to Town & Station
- Available Now

£900 pcm

For further information or to arrange a viewing please call **01376 554508**

**JOSCELYNE
CHASE**

PROPERTY CONSULTANTS
SINCE 1777

18-20 Bank Street,
Braintree, Essex, CM7 1UP

T 01376 322 222

E property@joscelynechase.co.uk

W www.joscelynechase.co.uk

5 Tabor House, is a ground floor apartment, part of a conversion of this centrally located Historic building in Braintree.

Braintree offers excellent all round amenities, including good shopping, coffee shops, public houses, and railway station with a service to London (Liverpool Street).

Accommodation with approximate room sizes are as follows:

ENTRANCE HALL Wood flooring, entry phone, radiator, cupboard

LOUNGE/DINER/KITCHEN 19' x 17' 5 max measurements" (5.79m x 5.31m) Wood flooring, 3 radiators, door and window to rear communal garden. Down lighters. Work surfaces with drawer and base units, sink unit, integrated appliances including fridge, freezer, dishwasher, washer dryer, oven and hob. Extractor hood. Cupboard housing gas boiler

BATHROOM Fully tiled. White suite comprising low level WC, wash hand basin, bath with shower above and screen. Towel rail

BEDROOM 1 12' 4" x 8' 8" (3.76m x 2.64m) Window to rear, radiator

ENSUITE Fully tiled. Low level WC, wash hand basin, shower cubicle, towel rail

BEDROOM 2 11' x 8' 7" (3.35m x 2.62m) Window to rear, radiator

OUTSIDE There is communal atrium in centre of building, and outside there is communal garden with bike store, 2 allocated parking spaces, and refuse store.

TERMS: The property is available from November 2020 for a period of 12 months on an assured Shorthold Tenancy, initially at a rent of £900 per calendar month, exclusive of all utilities, water rates and council Tax

COUNCIL TAX: Enquiries have been made to the local authority and we are advised that this property is in Council Tax Band B. Discounts may be available for single occupancy.

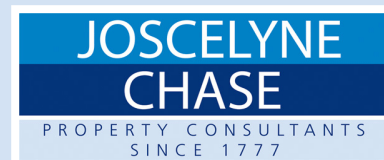
DEPOSIT: Tenants are required to pay a deposit of £1038 to be held against any dilapidations or arrears caused during the term of the tenancy. Deposit monies will be registered with the Deposit Protection Service.

REFERENCES: References will be required. Application forms are held in this office. We will take one weeks rent (£207) as a holding deposit in order to process an application.

SERVICES: it will be the responsibility of all ingoing tenants to ensure all main services are reconnected and arrangements for future payments to be made direct to each supplier.

ADDITIONAL INFORMATION: No pets and no smokers

VIEWING: strictly with Joscelyne Chase on 01376 322222



18-20 Bank Street,
Braintree, Essex, CM7 1UP
T 01376 322 222
E property@joscelynechase.co.uk
W www.joscelynechase.co.uk

These particulars are believed to be correct Joscelyne Chase do not guarantee their accuracy