



High Street, Braintree

Guide Price £230,000



- Immaculately presented 1st floor apartment with secure intercom entry
- 0.4 miles to Braintree railway station, ideal location for shops and schools
- Close to Freeport Shopping Village
- Central heating from electric boiler, wooden flooring and water softener to remain
- Additional storage/bike shed
- Communal patio seating area
- Entrance hall, lounge/diner/kitchen, bedroom with en-suite and walk in shower, large bedroom two and bathroom
- Ideal first time purchase or investment opportunity
- 120 year lease remaining



Immaculately presented apartment found in sought after High Street, Braintree. As you step into this first-floor apartment, you are greeted by a spacious entrance hall that sets the tone for the rest of the property.

The open plan lounge/diner/kitchen is perfect for entertaining guests or simply relaxing after a long day. The two good-sized bedrooms offer comfort and tranquility, with the en-suite boasting a luxurious walk-in shower for your convenience. Additionally, the family bathroom provides a relaxing space to unwind and rejuvenate.

Convenience is key with this property, as it is a mere 0.4 miles away from Braintree railway station, making commuting a breeze. Not to mention, easy access to the Freeport Shopping Village ensures that all your shopping needs are met without hassle. With schools and shops in close proximity, everything you need is right at your doorstep.

Furthermore, the secure intercom entry and communal patio seating area add an extra layer of security and comfort to this already charming abode. Don't miss out on the opportunity to make this flat your new home sweet home in Braintree.

Guide Price £240,000 - £250,000

Enter the building via secure intercom entry. Stairs lead to all floors.

Impressive entrance hall gives access to all rooms. Engineered wooden flooring throughout.

Bathroom comprises white panel bath fitted with shower and folding glass splash screen door. Vanity wash hand basin and close coupled WC. Part tiling to walls. Tiled flooring.

Airing cupboard houses boiler and space for washing machine.

Bedroom one 16'2 x 9'9 continuation of wooden flooring. Double glazed window.

En-suite comprises larger than average walk in shower, vanity wash hand basin and close coupled WC. Part tiling to walls, Tiled flooring.

Bedroom two 17'10 x 13'8 continuation of wooden flooring. Double glazed window.

The heart of the home is the spacious open plan lounge/diner/kitchen 26'0 x 12'8 continuation of wooden flooring. Smooth ceiling with ample spot lighting.

Kitchen offers a range of high gloss wall and base mounted units with matching pan size storage drawers. and under unit lighting. Work surfaces with wall of Calcutta marble. Sink drainer with swan neck mixer tap. Electric hob, oven and extractor hood to remain. Space for other appliances.

Further Details:

Length of lease: Approximately 120 years remaining

Annual Service Charge: £2,000

Annual Ground Rent £200.00

Council Tax Band: C

Local Authority: Braintree

Communal patio seating area

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

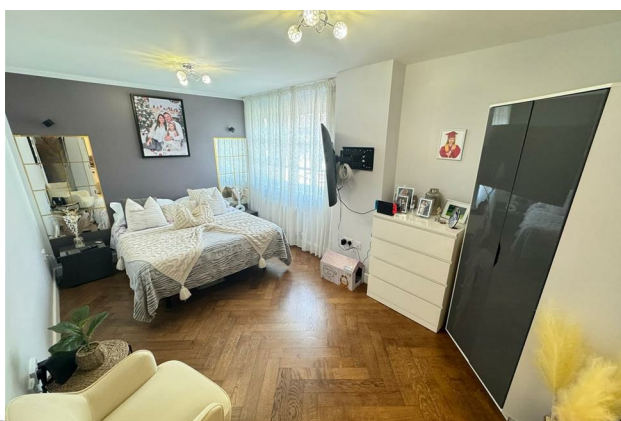
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Local Life

Braintree is a town and former civil parish in Essex. The principal settlement of Braintree District, it is located 10 miles northeast of Chelmsford and 15 mi west of Colchester. Braintree has a lovely Town Centre offering an array of shops, pubs and restaurants. Railway station and easy access to A120 road links. Nearby popular Freeport Designer Village.



Floor Plan

