



# GAME ESTATES

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Apartment 10, Litten Tree House, Braintree, Essex, CM7 1JS

**Offers in excess of £165,000**



- **Top Floor Apartment**
- **Ideal First time Buyers**
- **Perfect Investment Opportunity**
- **Close to Town Centre**
- **0.5 Mile to mainline Train Station**
- **Open Plan**
- **Bike Store**
- **Communal Outside Space**

**Game Estates is thrilled to present this stylish one-bedroom apartment, impeccably maintained and ready for immediate occupancy. Perfect for first-time buyers or as a valuable addition to an investment portfolio, this apartment is situated in the heart of Braintree town centre. Its prime location, less than half a mile from the mainline station to Liverpool Street, makes it an excellent choice for commuters.**

## **Kitchen/Lounge /Diner 3.35m x 7.77m (11' x 25' 6")**

**Presented in a stylish white with light hard flooring, this room is light and airy, with its vaulted style ceiling, it has a New York loft apartment feel to it. Electric Radiators and range modern base and eye level units in the kitchen area, Electric oven, hob and extractor fan, with glass splash back. Intergral Dishwasher, Fridge and Freezer. Gloss marble effect worktops with a stainless-steel sink and chrome mixer taps, finish off the kitchen perfectly. Side aspect windows. The open plan nature of the lounge/Diner and kitchen gives you a feel of space and light with plenty of room to entertain or simply relaxing after a hard day's work.**

## **Bedroom 3.17m x 5.05m (10' 5" x 16' 7")**

**The beautiful Double bedroom is both elegant and sleek and is complemented with its vaulted ceiling. Double glazed window to side aspect, electric Radiator.**

## **Bathroom**

**The theme of elegance continues into the Bathroom, with its hidden cistern toilet, Wash basin on a vanity unit. White panelled bath with shower and shower screen. Towel rail and fully tiled.**

## **Hallway**

**Set of a split-level design, the Hallway gives an impressive entrance to the apartment. Electric Radiator. Cupboard, housing the boiler and space and plumbing for your washing machine.**

## **Storage cupboard**


**Large storage space on the Ground Floor**

## **Outside**

**There is a communal courtyard area and a small patio for enjoying the outside.**

All measurements are taken manually and whilst every care is taken with their accuracy, they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>58</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: Litten Tree House, CM7

