

for sale

guide price **£120,000**



## The Depot Fairfield Road Braintree CM7 3AG

Guide Price £120,000 - £130,000

This one bedroom apartment is the epitome of convenience and modern living and would be perfectly suited to a first time buyer looking to enter the property market or for an investor looking to expand their portfolio.



# The Depot Fairfield Road Braintree CM7 3AG

## Entrance Hall

Radiator

## Open Plan Living Room/kitchen

24' 6" x 10' 1" ( 7.47m x 3.07m )

Inset sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven hob and extractor fan, space for appliances, double glazed window, radiator.

## Bedroom

17' x 8' 5" ( 5.18m x 2.57m )

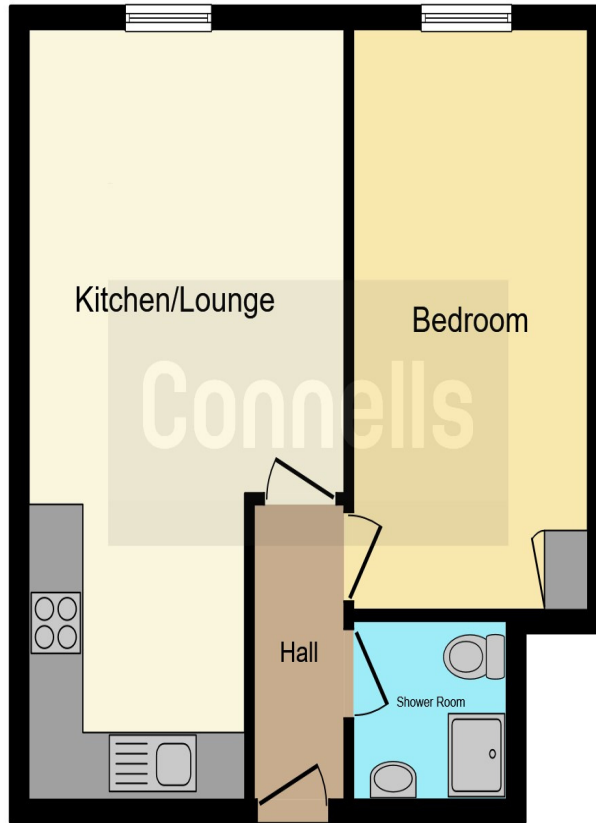
Double glazed window, radiator.

## Shower Room

Low level WC, pedestal hand wash basin, walk-in shower cubicle, radiator.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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17 Great Square  
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Property Ref: BRT307918 - 0012

**Tenure:** Leasehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/BRT307918](http://connells.co.uk/Property/BRT307918)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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