

for sale

guide price **£120,000**



## Mill Court Braintree CM7 3RH

Don't miss out on this fantastic investment opportunity - a two bedroom top floor apartment which benefits from No Onward Chain.

Located with walking distance to Braintree Town Centre and Braintree Train Station, this property offers both comfort and convenience.

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# Mill Court Braintree CM7 3RH

## Entrance Hall

Storage cupboard, heater, loft access

## Living Room

14' 1" x 9' 9" ( 4.29m x 2.97m )  
Window to the front aspect, velux window

## Kitchen

14' 6" x 6' ( 4.42m x 1.83m )  
Inset stainless steel sink unit one and a half bowl 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, space for appliances, space for oven, space for fridge-freezer, two velux windows, heater, downlighters.

## Bedroom One

11' 1" x 8' 8" ( 3.38m x 2.64m )  
Window to the front, heater.

## Bedroom Two

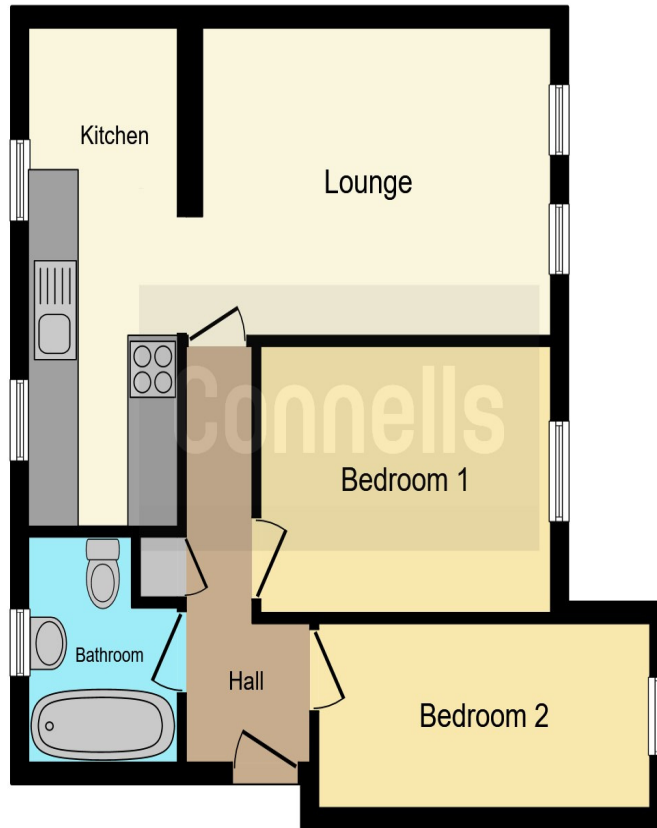
12' 8" x 6' ( 3.86m x 1.83m )  
Window to the front aspect, heater.

## Bathroom

Low level WC, vanity hand wash basin, paneled bath, heated towel rail, window to the rear aspect, velux window.







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)

To view this property please contact Connells on

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17 Great Square  
 BRAINTREE CM7 1TX

Property Ref: BRT308018 - 0003

**Tenure:** Leasehold

**EPC Rating:** Awaited

**view this property online [connells.co.uk/Property/BRT308018](http://connells.co.uk/Property/BRT308018)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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