





Property Description

****Guide Price £220,000-£230,000****

Discover the perfect blend of comfort and convenience with this one bedroom ground floor over 60's apartment which is the perfect choice for those seeking a peaceful and low maintenance lifestyle.

This property benefits from No Onward Chain therefore the buyer can move in without any delays or complications.

Immaculately maintained every corner of this residence radiates warmth and elegance providing a welcoming atmosphere for your new chapter.

The apartment itself is spacious and enjoys a entrance hall, living room, kitchen, bedroom with walk in wardrobe and a shower room.

Externally this well presented home enjoys a patio area, visitors parking is available along with the opportunity to purchase a parking permit.

Nestled in the heart of the town, you will find yourself mere moments away from an array of amenities, making daily errands a breeze. Additionally Braintree Train Station is within walking distance which provides direct links to London Liverpool Street.

'Chinnerys Court' is an independent living retirement development which has many

additional benefits to its residents including a communal lounge, laundry room, guest room with en-suite, on site house manager and beautifully landscaped communal gardens.

Entrance Hall

Storage cupboard.

Kitchen

7' 9" x 7' (2.36m x 2.13m)

Inset stainless steel sink unit with left 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, integrated fridge-freezer and dishwasher, double glazed window to the front aspect.

Living Room

18' x 13' 2" (5.49m x 4.01m)

Double glazed window and door to the front aspect, underfloor heating.

Bedroom One

12' 9" Max x 11' Max (3.89m Max x 3.35m Max)

Double glazed window to the front aspect with fitted blinds, underfloor heating, door leading to walk in wardrobe.

Walk In Wardrobe

8' 4" x 4' 1" (2.54m x 1.24m)

A range of fitted wardrobes, downlighters.

Shower Room

Low level WC, vanity hand wash basin with cupboard under, walk in double shower cubicle, heated towel rail, downlighters,









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

To view this property please contact Connells on

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17 Great Square
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EPC Rating: C

Council Tax
 Band: B

Service Charge:
 3576.00

Ground Rent:
 425.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308169

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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