

for sale

guide price **£230,000**



Boyes Rise Nowell Close BRAINTREE CM7 5BX

Discover your dream home in this exquisite top floor apartment, where modern elegance meets delightful river views. This meticulously maintained residence boasts a seamless blend of contemporary design and comfort.



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Entrance Hall

Two storage cupboards, radiator, loft access.

Living Room/Kitchen

19' 3" Max x 18' 7" (5.87m Max x 5.66m)

Double glazed Juliette balcony to the rear aspect, two double glazed windows with fitted electric roller blinds to the front aspect, double glazed window with fitted electric roller blind to the rear aspect, radiator.

Inset sink unit with right hand drainer with cupboards 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 slimline dishwasher and washing machine, breakfast bar, downlighters, two radiators.

Bedroom One

15' Max x 9' 3" Max (4.57m Max x 2.82m Max)

Double glazed window with fitted electric roller blind to the front aspect, fitted wardrobe, radiator.

En-Suite Shower Room

Low level WC, pedestal hand wash basin, walk in shower cubicle, heated towel rail.

Bedroom Two

12' 1" Plus door recess x 9' 3" (3.68m Plus door recess x 2.82m)

Double glazed window with fitted electric roller blind to the rear aspect, radiator.



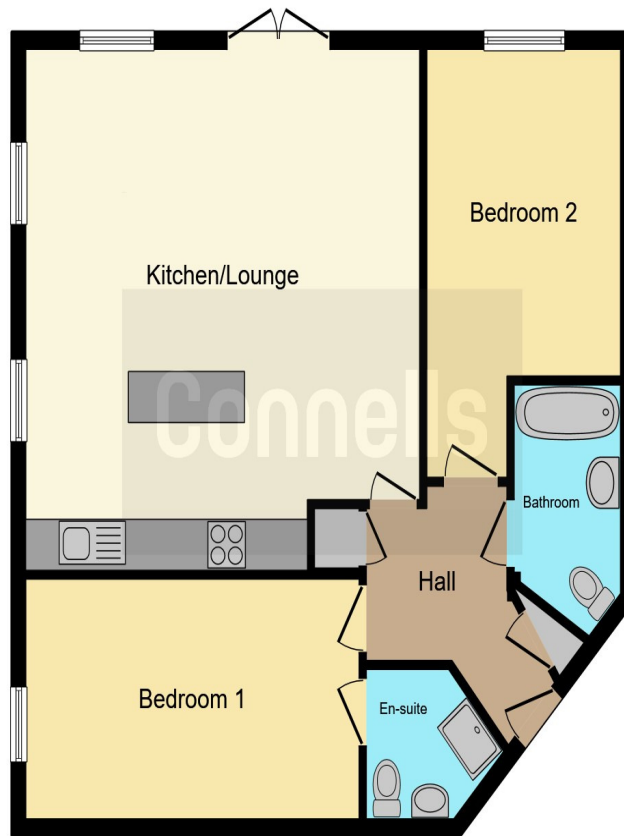
Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower attachment, heated towel rail, downlighters.

Parking

This property benefits from a single garage with an allocated parking space in front.





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

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17 Great Square
 BRAINTREE CM7 1TX

Property Ref: BRT308216 - 0003

Tenure: Leasehold

EPC Rating: C

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2008. 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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