

for sale

£110,000



## Albert Court Railway Street Braintree CM7 3JU

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

This apartment benefits from No Onward Chain.



# Albert Court Railway Street Braintree CM7 3JU

## Entrance Hall

## Living-Room/Dining-Room

17' 6" Max x 11' 2" Max ( 5.33m Max x 3.40m Max )

## Kitchen

9' 5" x 7' 2" ( 2.87m x 2.18m )

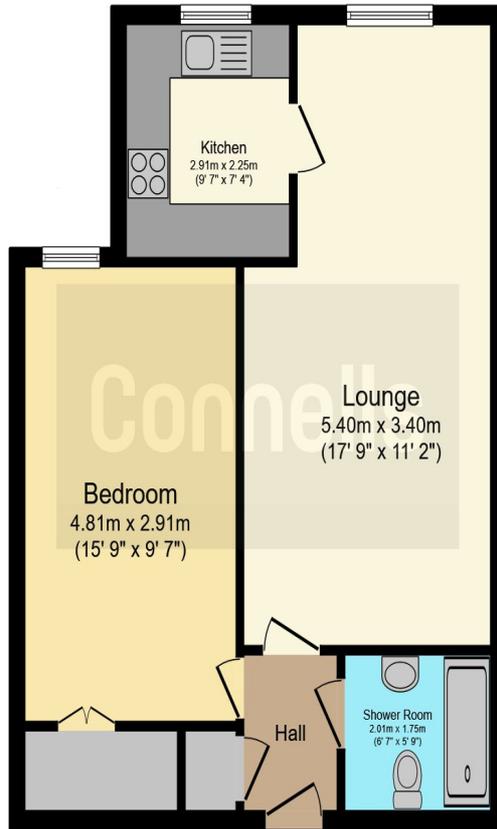
## Bedroom

15' 4" x 8' 5" Plus door recess ( 4.67m x 2.57m Plus door recess )

## Shower Room







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: BRT308293 - 0005

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/BRT308293](http://connells.co.uk/Property/BRT308293)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2004. 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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