



Wickham Crescent Braintree CM7 3BY

for sale offers in excess of
£180,000



Property Description

Whether you are a first time buyer looking for your first home or an investor searching for a buy-to-let opportunity, this two bedroom apartment is a perfect choice. With its prime location and ample living space, it truly offers the best of both worlds.

This home is being sold with No Onward Chain.

The apartment itself is spacious, allowing for plenty of natural light to flow through the rooms. The property benefits from an impressive 17' living/dining room, kitchen, two bedrooms and a family bathroom.

The added bonus of allocated parking for one vehicle adds to the convenience and eliminates the hassle of searching for parking.

Located within walking distance to both Braintree Town Centre and Braintree Train station which provides direct links to London Liverpool Street, this apartment offers the convenience of easy access to amenities and transportation.

Don't miss the opportunity to make it your own!

Entrance Hall

Storage cupboard.

Living Room/Diner

17' 2" x 10' (5.23m x 3.05m)

Two windows to the side aspect, window to the rear aspect, heater.

Kitchen

10' x 7' 5" (3.05m x 2.26m)

Inset stainless steel sink unit one and a half bowl 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, space for washing machine and fridge-freezer, window to the side aspect.

Bedroom One

9' 5" plus door recess x 11' 5" (2.87m plus door recess x 3.48m)

Window to the side aspect, heater.

Bedroom Two

8' 1" x 8' (2.46m x 2.44m)

Window to the side aspect, heater.

Family Bathroom

Low level WC, pedestal hand wash basin, panelled bath with shower unit above, window to the side aspect.









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
 BRAINTREE CM7 1TX

EPC Rating: D

Council Tax
 Band: B

Service Charge:
 1252.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308265

This is a Leasehold property with details as follows; Term of Lease 200 years from 25 Dec 2000. 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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