



Connells

The Yard  
BRAINTREE

# The Yard BRAINTREE CM7 3TY

for sale offers in excess of  
**£190,000**



## Property Description

This two bedroom ground floor apartment is the epitome of convenience and modern living and would be perfectly suited to a first time buyer looking to enter the property market or for an investor looking to expand their portfolio.

This property benefits from No Onward Chain which makes the buying process smoother and hassle-free.

The home itself is spacious, allowing for plenty of natural light to flow through the rooms. The property benefits from entrance hall, a modern living room, kitchen, two ample sized bedrooms and bathroom.

Additionally, the convenience of having parking for one makes this apartment a practical choice.

This home offers the convenience of easy access to amenities, reputable schooling, Braintree Village and transportation.

Additionally the A120 and A131 with links to Chelmsford City and Stansted Airport offer great commuting links nearby.

With its prime location and ample living space, it truly offers the best of both worlds.

## Entrance Hall

Heater, storage cupboard

## Living Room

13' 9" x 13' 5" ( 4.19m x 4.09m )

Two windows to the front aspect with fitted shutters, heater

## Kitchen

10' 6" x 6' 2" ( 3.20m x 1.88m )

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, built in oven, hob and extractor fan, space for washing machine and fridge-freezer, window to the front and side aspect with fitted blinds.

## Bedroom One

12' 9" x 10' 2" ( 3.89m x 3.10m )

Window to the rear aspect, fitted wardrobes, heater.

## Bedroom Two

10' 2" x 7' 3" ( 3.10m x 2.21m )

Window to the rear aspect, heater

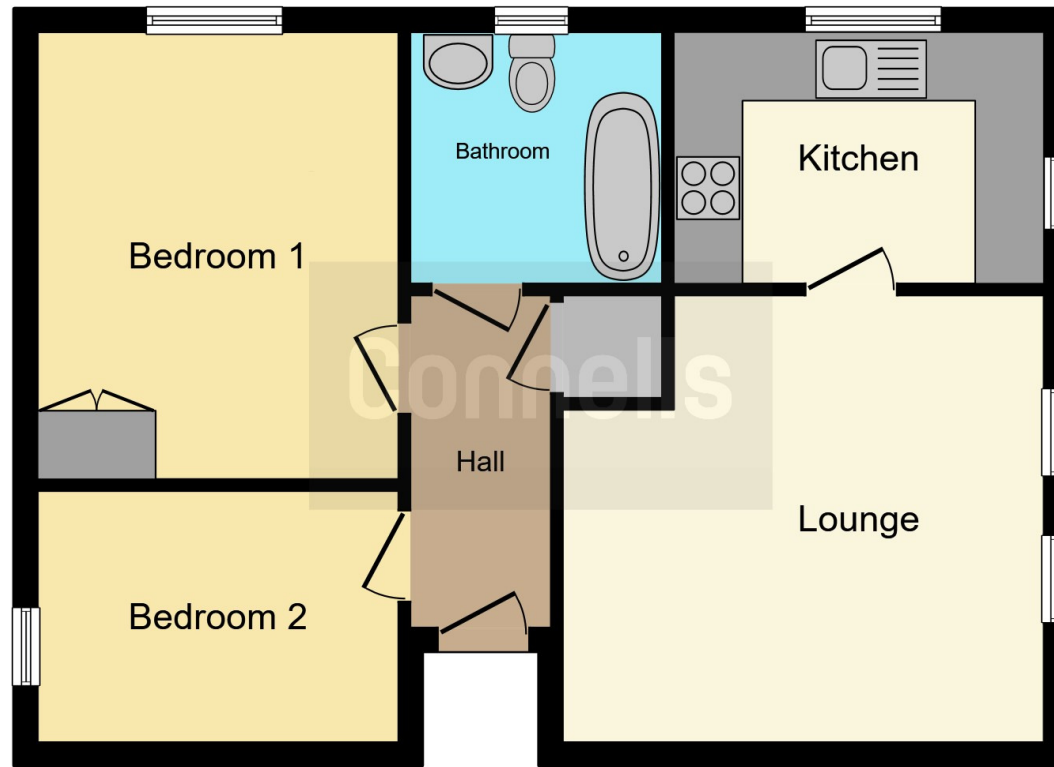
## Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, paneled bath with rainforest shower unit above, downlighters, 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01376 552 222**  
**E [braintree@connells.co.uk](mailto:braintree@connells.co.uk)**

17 Great Square  
 BRAINTREE CM7 1TX

EPC Rating: D

Council Tax  
 Band: B

Service Charge:  
 1570.00

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BRT308300](http://connells.co.uk/Property/BRT308300)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 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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