



Bellamy House New Street  
Braintree



## Property Description

\*\*Guide Price £60,000-£70,000\*\*

Discover the perfect blend of comfort and convenience in this one bedroom second floor apartment for over 60's 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.

Well presented throughout, 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, double bedroom and a shower room.

The home boasts secure underground residents' parking for your convenience, along with a 24- hour emergency call system for peace of mind, ensuring support is always just a call away. Furthermore this complex enjoys a residents lounge, laundry room and an outdoor terrace with a summerhouse.

Enjoy convenience with proximity to local amenities such as Tesco, pharmacies, hairdressers and more in this charming community setting!

This home is a situated in a central location

and is in a short distance to Braintree Train Station which has direct links to London Liverpool Street, there is also a bus stop within walking distance which provides links to Colchester City Centre and Chelmsford City Centre.

Additionally the A120 and A131 are within easy access.

## Entrance Hall

Storage cupboard, heater

## Living Room

17' 3" max x 14' 9" max ( 5.26m max x 4.50m max )

French doors to the Juliette balcony, double glazed window to the front aspect, heater.



## Kitchen

10' 3" x 6' ( 3.12m x 1.83m )

Inset stainless steel sink unit with right hand drainer with cupboard under, working surface to the side with a matching range of wall mounted units with further drawers and cupboards under, space for cooker and fridge, double glazed window to the side aspect.

## Bedroom One

13' 8" into wardrobe x 7' 8" ( 4.17m into wardrobe x 2.34m )

Double glazed window to the side aspect, built in sliding door wardrobe

## Shower Room

Low level WC, pedestal hand wash basin, walk in shower cubicle, storage cupboard.









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)

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17 Great Square  
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EPC Rating: D  
 Council Tax  
 Band: A

Service Charge:  
 5007.94

Ground Rent:  
 347.26

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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