

for sale

offers in excess of **£190,000**



The Yard Braintree CM7 3TY

Introducing an beautifully renovated two bedroom first floor apartment, where modern elegance meets comfort, benefiting from No Onward Chain the buyer can move in without any delays or complications.



The Yard Braintree CM7 3TY

Entrance Hall

Heater, storage cupboard.

Lounge/Diner

21' 2" x 9' 6" (6.45m x 2.90m)

Double glazed window to the front and rear aspect, heater.

Kitchen

10' 5" x 6' 4" (3.17m x 1.93m)

Inset butler sink with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built tin oven, hob and extractor fan, integrated microwave, dishwasher, washing machine, wine fridge and fridge-freezer, double glazed window to the rear aspect.

Bedroom One

10' 8" max x 9' 8" (3.25m max x 2.95m)

Double glazed window to the rear aspect, built in wardrobe, heater.

Bedroom Two

10' 7" max x 7' 9" (3.23m max x 2.36m)

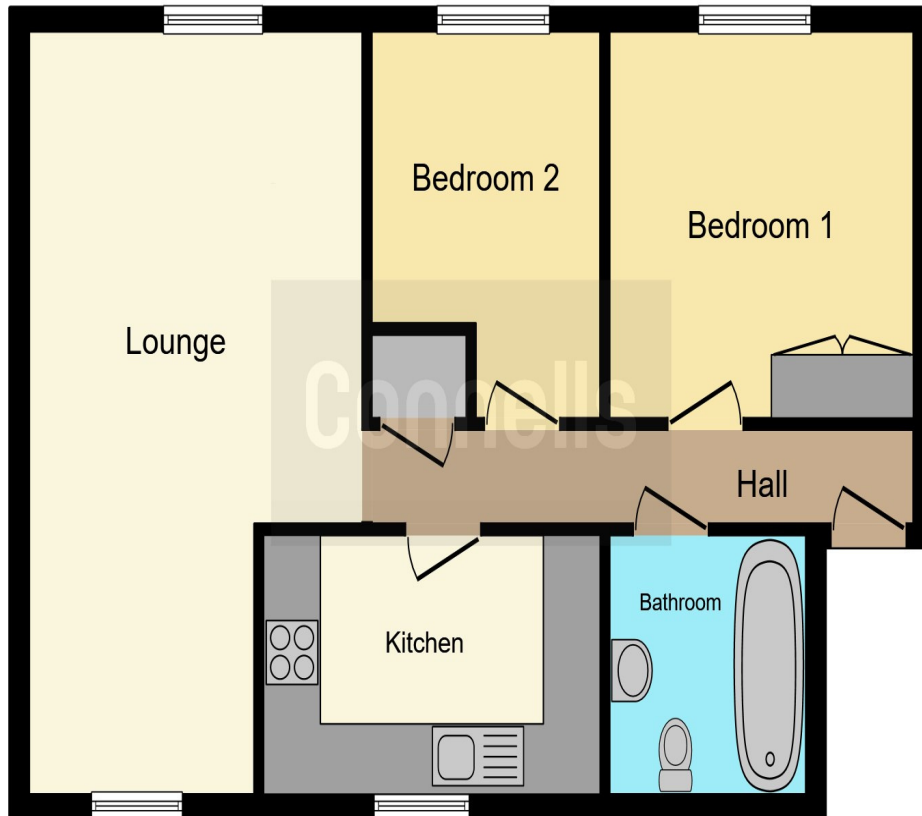
Double glazed window to the front aspect, heater.

Bathroom

Low level WC, vanity hand wash basin with cupboard under, bath with rainforest shower unit above, heated towel rail, downlighters.







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

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
 BRAINTREE CM7 1TX

Property Ref: BRT308503 - 0002

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1782.00

Ground Rent: 300.00

view this property online connells.co.uk/Property/BRT308503

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 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk