







## Property Description

**\*\*Guide Price £180,000-£190,000\*\***

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.

This property enjoys high-end finishes throughout, every corner of this home radiates quality and sophistication.

Step inside to discover a warm and inviting atmosphere with the home enjoying a spacious living room/diner, entrance hall, kitchen with fully integrated appliances two double bedrooms and a modern 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 including being a stones throw from Braintree Train Station with links to London Liverpool Street.

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

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

## 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.

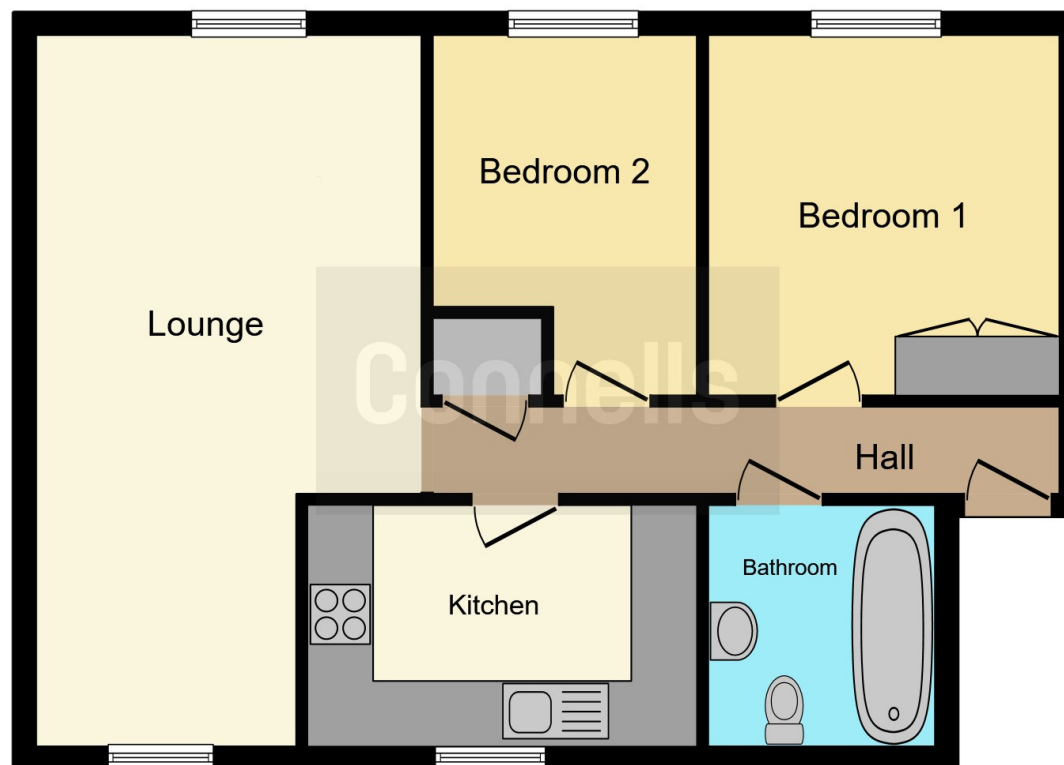












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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17 Great Square  
 BRAINTREE CM7 1TX

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1782.00

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BRT308503](http://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

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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