



Camulus Close

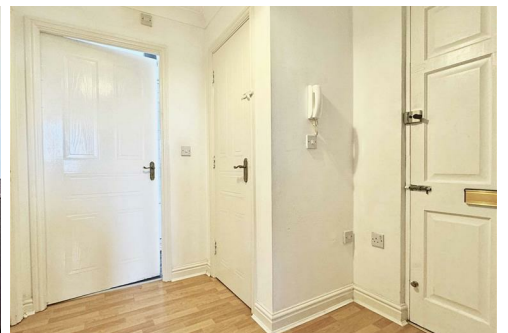
Braintree, CM7 3JG

Price Guide £200,000

Leasehold
Tax Band: B



Boasting NO ONWARD CHAIN and offering a spacious 16' lounge/diner, separate DUAL ASPECT kitchen and two DOUBLE bedrooms is this TOP FLOOR apartment. Benefiting from a LONG LEASE (176 years remaining), allocated parking for one vehicle with further visitors spaces available and ideally located within a short walking distance to Braintree Town Centre & Station. Ideal for first time buyers & investors!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ENTRY:

Secure entry into communal hall with stairs leading to accommodation:

SECOND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Storage/airing cupboards, laminate flooring and smooth coved ceiling.

LOUNGE / DINER:

16'03 x 11'04 (4.95m x 3.45m)

Two double glazed windows to front aspect, wall-mounted electric storage heater, laminate flooring and smooth coved ceiling.

KITCHEN:

10'00 x 7'09 (3.05m x 2.36m)

Double glazed windows to front and side aspects, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor hood over, space for fridge/freezer and washing machine, laminate flooring and smooth ceiling.

MASTER BEDROOM:

11'03 x 9'11 (3.43m x 3.02m)

Double glazed windows to side and rear aspects, fitted wardrobes, electric storage heater, carpeted flooring and smooth ceiling.

BEDROOM TWO:

11'03 x 7'09 (3.43m x 2.36m)

Double glazed window to rear aspect, electric storage heater, carpeted flooring and smooth ceiling.

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, laminate flooring and smooth ceiling.

EXTERIOR:

ALLOCATED PARKING:

Allocated parking for one vehicle.

AGENTS NOTES:

Leasehold Information:

Number Of Years Remaining On Current Lease: 176

Service Charge: Approx £850 per annum (subject to change)

Ground Rent: Approx £100 per annum

Council Tax Band: B

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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