



Clockhouse Way

Braintree, CM7 3SB

Leasehold
Tax Band: B

Asking Price £200,000



A spacious, modern GROUND FLOOR apartment, BEAUTIFULLY PRESENTED throughout and boasting TWO DOUBLE BEDROOMS and an IMPRESSIVE 18' x 17' OPEN-PLAN LIVING AREA with modern kitchen. Further offering a modern bathroom, PRIVATE ALLOCATED PARKING and a recently installed boiler and Amtico flooring. Ideally situated within walking distance to Braintree Town Centre and Railway Station, and a short distance to Braintree Designer Village and the A120/M11. Ideal for first time buyers and investors - contact Hamilton Piers to view!



GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Entrance door to front, Amtico flooring, storage cupboard, doors to kitchen/lounge/diner and bedrooms, entry phone system.

OPEN PLAN LIVING AREA:

18'2" x 17'6" (5.54m x 5.33m)

A spacious open plan living area with lounge, dining area and open plan to the modern kitchen.

LOUNGE AREA:

Patio doors to front, radiator, Amtico flooring, opens to:

KITCHEN:

Modern kitchen with roll top worktops, inset sink with drainer and mixer tap, range of wall and base units, cupboard housing boiler, integrated gas hob with extractor over, integrated oven, space for fridge freezer and washing machine, Amtico flooring.

BEDROOM ONE:

12'8" x 12'0" (3.87 x 3.66)

Double glazed window to the rear, radiator.

BEDROOM TWO:

12'1" x 8'10" (3.70 x 2.70)

Double glazed window to the rear, radiator.

BATHROOM:

Panelled bath with central mixer tap and shower attachment, low level WC and vanity wash basin with tiled splashbacks, extractor fan, heated towel rail, Amtico flooring.

EXTERIOR:

PARKING:

Allocated parking for one vehicle and bike store within residents private area. Further on-street parking available on a free for all basis.

AGENT NOTES:-

Council tax band: B

Length on lease remaining: 104

Service charge: £1000 per annum

Ground rent: TBC

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



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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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