



Courtaulds Mews, High Street, Braintree, CM7 1FS

welcome to

Courtaulds Mews, High Street, Braintree

****INVESTORS ONLY - Tenants in Situ Paying £1,000 Per Month**** A well located two bedroom apartment located in the heart of Braintree, moments from shops and Station. The flat is located on the first floor of this gated purpose built flat.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Access to kitchen, bathroom and two bedrooms

Lounge / Dining Room

10' 2" x 9' 5" (3.10m x 2.87m)

Double glazed window, radiator, carpets, pendant lighting.

Kitchen

9' 8" x 6' 9" (2.95m x 2.06m)

Range of base and wall mounted units with work surface over, wall mounted combi boiler, electric oven and hob, stainless steel sink drainer unit, vinyl flooring.

Bedroom One

11' 5" x 8' 5" (3.48m x 2.57m)

Double glazed window, radiator, carpets, pendant lighting.

Bedroom Two

8' 8" x 7' 2" (2.64m x 2.18m)

Double glazed window, radiator, carpets, pendant lighting.

Bathroom

Side panelled bath, pedestal hand wash basin, part tiled walls, extractor fan, ceramic tiled flooring.



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Courtaulds Mews, High Street, Braintree

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom First Floor Flat
- Close to Town Centre & Train Station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£90,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR107899 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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