



The Depot, Fairfield Road, Braintree, CM7 3AG

welcome to

The Depot, Fairfield Road, Braintree

****INVESTORS ONLY - TENANTS IN SITU**** A one bedroom top floor apartment situated in the heart of Braintree town centre within walking distance to the mainline station to London Liverpool Street.



Entrance Hall

Leads to lounge, bedroom and bathroom, radiator

Lounge

15' max x 11' 5" max (4.57m max x 3.48m max)

Double glazed window to rear aspect, radiator, carpets, pendant lighting, opens to kitchen

Kitchen

9' 4" x 6' 1" (2.84m x 1.85m)

Range of wall and base cupboards with work surface over incorporating a stainless steel sink drainer unit, integrated fridge freezer, integrated washing machine, electric oven, hob and extractor fan, ceramic tiled flooring, inset spot lights.

Bedroom One

18' 7" x 8' 5" (5.66m x 2.57m)

Double glazed window to rear aspect, radiator, carpets, pendant lighting, cupboard.

Bathroom

Shower cubicle, pedestal hand wash basin, ceramic tiled flooring, extractor fan.

Agent Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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The Depot Fairfield Road, Braintree

- Investors Only - Tenants In Situ
- Top Floor Apartment
- Double Bedroom
- Close to Station
- Town Centre Location

Tenure: Leasehold EPC Rating: C

offers over

£130,000



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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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
BTR108124 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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