



**Knights Road, BRAINTREE, CM7 3YT**

**welcome to**

## **Knights Road, BRAINTREE**

\*NO ONWARD CHAIN\* \*GUIDE PRICE £100,000-£110,000\* William H Brown are pleased to offer this ground floor apartment conveniently located a short distance from Braintree railway station, town centre & convenient access to the A120 / A131. The property is an ideal first time or investment purchase.

### **Entrance Hall**

Storage cupboard.

### **Lounge / Bedroom**

14' 1" x 10' ( 4.29m x 3.05m )

Windows to side and rear aspect, carpets, pendant lighting.

### **Kitchen**

9' 7" x 7' 1" ( 2.92m x 2.16m )

Window to side aspect, range of base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer, integrated oven and hob, space and plumbing for washing machine

### **Bathroom**

Side panel bath with over head electric shower, low level WC, pedestal hand wash basin.

### **Exterior**

Allocated parking and communal gardens.



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)

**welcome to**  
**Knights Road,**  
**BRAINTREE**

- No Onward Chain
- Ground Floor Apartment
- Communal Gardens
- Allocated Parking
- 

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£100,000**



**view this property online** [williamhbrown.co.uk/Property/BTR108444](http://williamhbrown.co.uk/Property/BTR108444)



Property Ref:  
BTR108444 - 0003

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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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