



Albert Court, Railway Street, Braintree, CM7 3JU

welcome to

Albert Court, Railway Street, Braintree

** NO ONWARD CHAIN ** William H Brown are pleased to offer this one bedroom ground floor retirement apartment situated in the heart of Braintree Town Centre and within close proximity to local amenities and bus station.



Hallway

Large walk in cupboard.

Lounge / Dining Room

10' 6" max x 22' 8" max (3.20m max x 6.91m max)

Double glazed french doors to front communal area, feature fire place with electric fire, carpets, pendant lighting.

Kitchen

7' 6" x 6' 8" (2.29m x 2.03m)

Double glazed window to front aspect, range of base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tap, space for fridge and freezer, integrated oven, electric hob with overhead extractor.

Bedroom

9' 1" max x 17' 2" max (2.77m max x 5.23m max)

Double glazed window to front aspect, electric storage heater, built in double wardrobe, carpets, pendant lighting.

Shower Room

Walk in shower cubicle, wall mounted hand wash basin, low level WC.

Exterior & Parking

This is visitors parking only & communal gardens



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Albert Court Railway Street, Braintree

- One Bedroom Ground Floor Retirement Apartment
- Communal Gardens, Lounge & Laundry Room
- Double Glazing
- Visitors Parking
- No Onward Chain

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£95,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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.footeagent.com

Awaiting Photograph



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Please note the marker reflects the postcode not the actual property



Property Ref:
BTR108680 - 0003

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.

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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