



Wickham Crescent, Braintree, CM7 3BY

welcome to

Wickham Crescent, Braintree

William H Brown are pleased to offer this ground floor one bedroom apartment situated in the heart of Braintree and within walking distance of the Train Station providing links to London Liverpool Street and Town Centre.

Hallway

Electric storage heater. Laminate flooring. Airing cupboard.

Lounge / Dining Room

16' 9" x 10' 8" (5.11m x 3.25m)

Double glazed window to front aspect. Electric storage heater. Pendant lighting. Laminate flooring.

Kitchen

9' x 7' 6" (2.74m x 2.29m)

Double glazed window to rear aspect. Range of base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Integrated oven with induction hob and extractor fan above. Space for fridge freezer. Plumbing and space for washing machine. Laminate flooring.

Bedroom

11' 3" x 9' 11" (3.43m x 3.02m)

Double glazed window to rear aspect. Electric storage heater. Built in wardrobes. Pendant lighting. Carpets.

Bathroom

Obscure double glazed window to front aspect. Panel enclosed bath with hot and cold shower attachment. Pedestal hand wash basin. Low level WC.

Parking

Allocated parking space.





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Wickham Crescent, Braintree

- One Bedroom
- Ground Floor Apartment
- Well Presented
- Close to Train Station
- Close to Town Centre

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 200 years from 25 Dec 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



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Property Ref:
BTR108767 - 0002

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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