



Balmoral Court, Edinburgh Gardens, Braintree, CM7 9JW

welcome to

Balmoral Court, Edinburgh Gardens, Braintree

William H Brown are pleased to offer this two-bedroom ground floor spacious apartment situated on the popular Fairview Devotement within waling distance to local amenities, Great Bradford's Primary School and Blackwater Nature Reserve.



Entrance Hallway

10' 7" x 3' 5" (3.23m x 1.04m)

Doors leading to. Carpets. Pendant lighting.

Bedroom One

10' 7" x 10' 1" (3.23m x 3.07m)

Double glazed window to side aspect. Carpets. Pendant lighting. Electric heater. Door leading to

En-Suite

Walk in shower. Low level WC. Pedestal hand wash basin. Heated towel rail.

Bedroom Two

11' 5" x 6' 8" (3.48m x 2.03m)

Double glazed window to side aspect. Carpets. Pendant lighting.

Bathroom

Side panel bath with overhead shower. Wall mounted hand wash basin. Low level WC. Heated towel rail.

Lounge / Kitchen / Diner

21' 11" x 10' 4" (6.68m x 3.15m)

Double glazed window to side aspect. Laminate flooring. Pendant lighting. Range of base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer tap. Integrated cooker with four ring electric hob and over head extractor fan. Plumbing and space for washing machine. Space for fridge freezer.

Parking

One allocated parking space and three visitors spaces.

Garden

Communal gardens.



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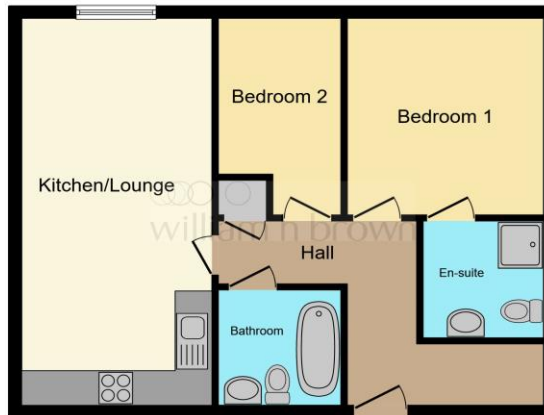
Balmoral Court, Edinburgh Gardens, Braintree

- Two Bedroom Ground Floor Flat
- En-Suite
- Double Glazing
- Allocated Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: C

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

offers over
£170,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108771 - 0004

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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk