



Timber Yard, Station Approach, Braintree, CM7 3TB

welcome to

Timber Yard Station Approach, Braintree

William H Brown are pleased to offer this modern & light second floor one bedroom apartment built in 2006 and ideal for a couple or a single professional or investor.

Entrance

Security entry system. Stairs to 2nd floor. Door into private hallway. Front door into grey carpeted hall. Doors to lounge, bedroom and bathroom. Access panel with loft ladder to loft for additional storage.

Lounge / Diner / Kitchen

18' 8" x 12' (5.69m x 3.66m)

Generous light open-plan lounge / kitchen and study area. Modern living space with Ash laminate flooring and cream wooden slatted blinds to all windows. Telephone and satellite TV sockets. Electric radiator with room thermostat. Spotlights. Neutral walls.

Kitchen Area

Ash laminate flooring. Taupe gloss kitchen units. Integrated tall fridge/freezer, washer/dryer & electric oven with ceramic hob and stainless steel extractor hood, Stainless steel sink/drainer. Window with cream wooden slatted blind. Cupboard housing hot water cylinder.

Bedroom

11' 3" x 8' 8" (3.43m x 2.64m)

New grey carpeted. Double size room with floor to ceiling sliding mirrored door wardrobes along one wall. Satellite TV & Telephone sockets. Neutral walls. Window with cream wooden slatted blind. Electric radiator with room thermostat

Bathroom

White low level WC. Hand wash basin. Side panel bath with overhead shower & glass screen plus pull out washing line. Chrome heated towel radiator. Chrome bathroom fittings. Extractor fan. Recessed spotlights. White floor and wall unit with mirror.

Parking

1 allocated parking space and further car parking space in front of flat and in car park nearby at £1 per night.

Communal Gardens

Communal gardens to rear, bike store





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Timber Yard, Station Approach, Braintree

- OPPOSITE TRAIN STATION TO LIVERPOOL STREET
- 5 MINUTE WALK TO TOWN CENTRE
- WELL PROPORTIONED KITCHEN/LOUNGE/STUDY AREA
- ALLOCATED PARKING SPACE
- RECENTLY FULLY REDECORATED INTERNALLY

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165,000



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

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Property Ref:
BTR108626 - 0003

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