



Salcott Creek Court, Chelmer Road, Braintree, CM7 3XE

welcome to

Salcott Creek Court, Chelmer Road, Braintree

** GUIDE PRICE £140,000 - £150,000 ** William H Brown are pleased to offer this ground floor one bedroom apartment is an ideal buy for the first time buyer or investor. Salcott Creek Court is located off Chelmer Road.



Hallway

2 x big storage cupboards, storage cupboard with tank, electric heater.

Lounge

12' x 11' 7" (3.66m x 3.53m)

Double glazed window to rear aspect, electric heater, carpets, pendant lighting.

Kitchen

9' 4" x 8' 9" (2.84m x 2.67m)

Double glazed window to front aspect, range of wall and base units with work surface over, free standing electric cooker, space for washing machine, one and a half stainless steel sink drainer unit, space for fridge freezer, vinyl flooring, pendant lighting, extractor hood.

Bedroom

11' 7" x 11' 1" (3.53m x 3.38m)

Double glazed window to rear aspect, electric cooker, carpets, pendant lighting.

Bathroom

Obscured double glazed window to front aspect, low level WC, pedestal hand wash basin, side panel bath with over head shower, vinyl flooring, extractor fan.

Exterior

Communal gardens and parking.



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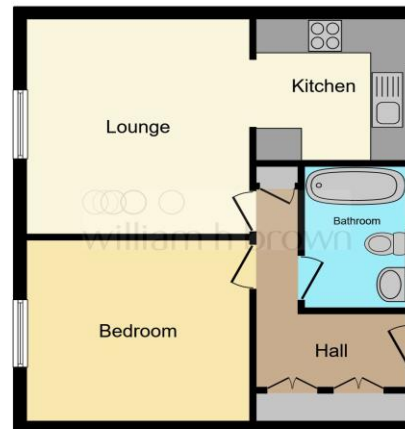
- Ground Floor Apartment
- Communal Parking
- Ideal First Purchase
- One Bedroom
- Close to Mainline Station

Tenure: Leasehold EPC Rating: D

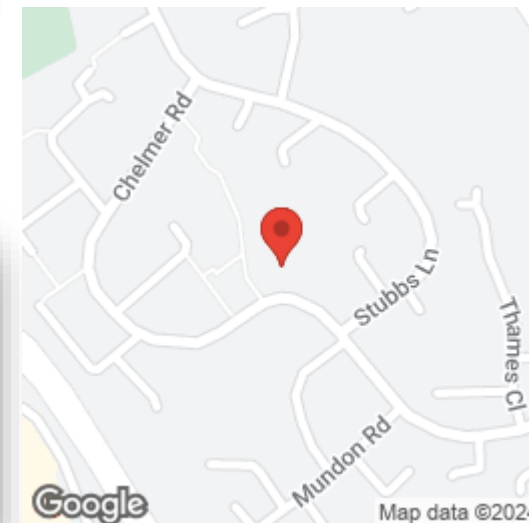
This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Apr 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000 to £150,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108801 - 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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