



**Victoria Court, Railway Street, Braintree, CM7 3JZ**

**welcome to**

**Victoria Court, Railway Street, Braintree**

William H Brown are pleased to offer this stunning two double bedroom ground floor retirement apartment that has undergone high end refurbishment throughout with direct patio access to communal gardens.





## Hallway

Electric storage heater. Doors leading to

## Lounge

21' 3" x 13' 8" ( 6.48m x 4.17m )

L'shaped. Double glazed Patio doors to communal gardens. Door leading to kitchen. Feature fire place. Carpets. Pendant lighting.

## Kitchen

8' 7" x 7' 6" ( 2.62m x 2.29m )

Double glazed window to rear aspect. Range of base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tap. Integrated oven and combination oven. Integrated four ring electric hob and overhead extractor fan. Integrated fridge freezer. Integrated dishwasher.

## Bedroom One

8' 7" x 14' ( 2.62m x 4.27m )

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

## Bedroom Two

15' 5" x 9' 7" ( 4.70m x 2.92m )

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

## Shower Room

Double walk in shower. Low level WC. Vanity hand wash basin. Cupboard housing boiler. Fully tiled walls. Extractor fan.

## Exterior

Resident parking. Communal gardens.

## Agent Notes

Service charge £2090.45 - 6 monthly

Ground Rent £453.57 - 6 monthly



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welcome to

## Victoria Court, Railway Street, Braintree

- Two Double Bedroom Ground Floor Apartment
- Refurbished Throughout
- Apello 24 Hour Care System
- Guest Suite
- Secure Intercom Entry System with Camera's

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2001. 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.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR108886 - 0004

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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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