

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





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

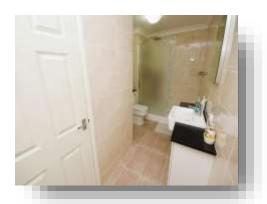
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£160,000

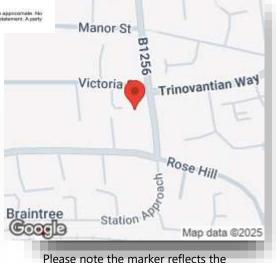


This floor plan is for illustrative purposes only. It is not reward to scale. Any reseasurements, floor areas producing any brind floor email, openings and corectation are approximate. No details are guaranteed, fleey control be refer upon to carry purpose and they do not from port of any agreement. No liability is belief for any error, precision or insectionment. A porty









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR108886



Property Ref: BTR108886 - 0005 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.





01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk

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.