



The Depot, Fairfield Road, Braintree, CM7 3AG



welcome to

The Depot, Fairfield Road, Braintree

William H Brown are pleased to offer this well presented and spacious studio apartment situated in the heart of Braintree Town Centre and within walking distance to Braintree Railway Station.



Hallway

Laminate flooring. Airing cupboard.

Lounge / Diner / Bedroom

12' x 22' 4" (3.66m x 6.81m)

Double glazed window to front aspect. Double glazed Juliette balcony to front aspect. Three electric radiators. Laminate flooring.

Kitchen

8' x 7' 8" (2.44m x 2.34m)

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 over with four ring electric hob and overhead extractor fan, plumbing and space for washing machine. Insert spotlights. Laminate flooring.

Bathroom

Panel enclosed bath with plumbed in shower. Pedestal hand wash basin. Low level WC. Luxury vinyl flooring. Electric radiator.

Parking

Under cover parking space.



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welcome to

The Depot, Fairfield Road, Braintree

- Studio Apartment
- Well Presented Throughout
- Double Glazing
- Walking Distance to Town Centre
- Close to Railway Station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£125,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BTR108941](https://www.williamhbrown.co.uk/Property/BTR108941)



Property Ref:
BTR108941 - 0003

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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