



Victoria Court, Railway Street, Braintree, CM7 3JZ



welcome to

Victoria Court, Railway Street, Braintree

** GUIDE PRICE £80,000 - £90,000 ** William H Brown are pleased to offer this one bedroom ground floor retirement apartment with gardens.



Entrance Hall

Airing cupboard with storage. Storage heater. Doors to

Lounge

17' 5" x 10' 2" (5.31m x 3.10m)

Double glazed patio doors opening onto communal gardens. Storage heaters.

Kitchen

9' x 5' 7" (2.74m x 1.70m)

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 taps. Integrated oven with overhead extractor fan. Space for fridge and freezer. Space and plumbing for washing machine.

Bedroom

14' 1" x 9' 8" (4.29m x 2.95m)

Double glazed window to rear aspect. Storage heater. Built in mirrored wardrobes.

Bathroom

Shower cubicle. Low level WC. Vanity hand wash basin. Storage cupboard.

Exterior

Residents parking. Communal gardens.

Agent Note

Furniture to remain unless not required.



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Victoria Court, Railway Street, Braintree

- One Bedroom Ground Floor Apartment
- Apello 24 Hour Care System
- Secure Intercom System
- Guest Suite
- Resident Parking

Tenure: Leasehold EPC Rating: Awaited

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.

guide price

£80,000 - £90,000



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.foolagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108977 - 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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