



Harrison Lodge Station Approach, Braintree CM7 3AW

welcome to

Harrison Lodge Station Approach, Braintree

William H Brown are pleased to offer this contemporary one bedroom top floor apartment situated within a short walking distance to Braintree Railway Station, Bus Park & Town Centre This property is beautifully presented and would be ideal for the first time buyer.



Hallway

Radiator. Loft access. Built in storage cupboard. Laminate flooring. Pendant lighting. Doors leading to

Lounge/ Dining Room / Kitchen

10' 5" max x 19' max (3.17m max x 5.79m max)

Double glazed windows and door to balcony. Double glazed window to side aspect. Laminate flooring. Pendant lighting. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven with four ring electric hob and overhead extractor fan. Plumbing and space for washing machine. Space for fridge freezer. Radiator.

Bedroom

9' 2" x 10' 3" + alcove (2.79m x 3.12m + alcove)

Double glazed window to rear aspect. Radiator. Carpets.

Bathroom

Obscure double glazed window to rear aspect. Panel enclosed bath with overhead shower attachment. Wall mounted hand wash basin with cupboard below. Low level WC. Heated towel rail. Tiled flooring. Extractor fan.

Exterior

Allocated parking space and attractive communal gardens.



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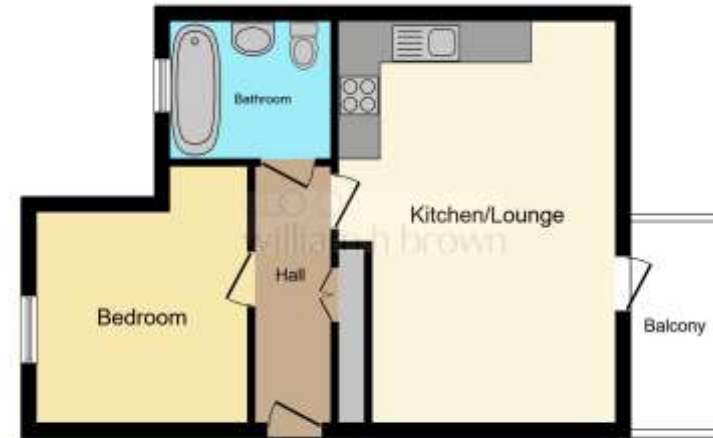
- One Bedroom Apartment
- Top Floor
- Balcony
- Open Plan Lounge / Diner / Kitchen
- Stone's Throw Away from Railway Station

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1400.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), fittings 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. Powered by www.floorplans.com

offers over £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109120 - 0005

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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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