



**Litten Tree House, High Street, Braintree, CM7 1JS**



**welcome to**

**Litten Tree House, High Street, Braintree**

Step into stylish top-floor living with this fantastic two-bedroom apartment from William H Brown! Perfect for first-time buyers or a savvy buy-to-let investment, this property boasts superb access to the Town Centre and Mainline Station to Liverpool Street. Don't miss out!



### **Hallway**

Radiator. Cupboard housing wall mounted boiler and plumbing for washing machine.

### **Lounge/Diner/Kitchen**

24' 2" x 11' 5" ( 7.37m x 3.48m )

Two double glazed windows to side aspect. Range of base and eye level units incorporating a stainless steel sink drainer with hot and cold mixer tap. Integrated oven with four ring electric hob and overhead extractor fan. Integrated dishwasher and fridge freezer. Radiator.

### **Bedroom One**

16' 1" x 9' 7" ( 4.90m x 2.92m )

Double glazed window to side aspect. Radiator.

### **En-Suite**

Walk in double shower cubicle. Vanity hand wash basin and low level WC. Heated towel rail. Shaver point.

### **Bedroom Two**

11' 4" x 13' 4" ( 3.45m x 4.06m )

Double glazed window to side aspect. Radiator.

### **Bathroom**

Panel enclosed bath with plumbed in rainfall shower. Vanity unit with wall mounted hand wash basin and low level WC. Heated towel rail. Shaver point.

### **Exterior**

Communal garden and bike store.



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welcome to

## Litten Tree House High Street, Braintree

- Two Bedroom Second Floor Apartment
- En-Suite
- Ideal First Purchase
- Access to Town Centre & Mainline Station
- Communal Gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Jun 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over  
**£210,000**



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.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109196 - 0006

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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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