

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

william h brown

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!

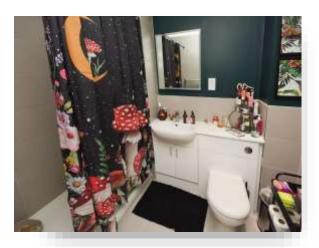












Hallway

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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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





view this property online williamhbrown.co.uk/Property/BTR109196



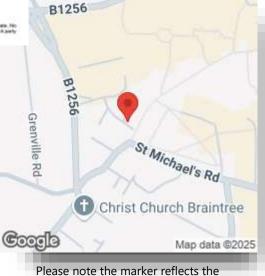
Property Ref: BTR109196 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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Bedtroom 2 NithersLounge Bedtroom 1 Hat

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postcode not the actual property

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