

The Tileworks, Braintree, CM7 3AT

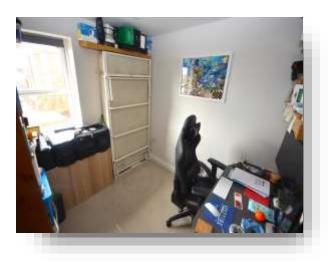


### welcome to

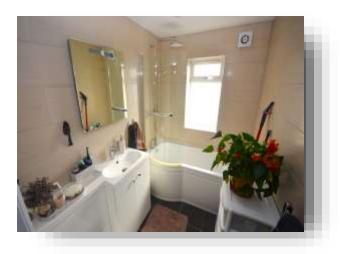
## The Tileworks, Braintree

William H Brown are pleased to offer this well presented two bedroom top floor apartment situated in a development of just six apartments situated perfectly for the Town Centre and Mainline Station to London.













#### Hallway

Radiator. Door leading to

#### **Open Plan Living Area**

12' 1" x 17' 4" max ( 3.68m x 5.28m max )

Two double glazed windows to front aspect. Two radiators. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Integrated electric hob with overhead extractor fan. Integrated fridge freezer, slimline dishwasher and washing machine.

#### **Bedroom One**

9' x 12' 1" + recess ( 2.74m x 3.68m + recess ) Double glazed window to rear aspect. Radiator. Built in double cupboard.

#### **Bedroom Two**

8' 5" x 7' 4" ( 2.57m x 2.24m ) Double glazed window to rear aspect. Radiator. Built in double cupboard.

#### Bathroom

Obscure double glazed window to side aspect. Panel enclosed bath with plumbed in overhead shower. Low level WC. Vanity hand wash basin. Heated towel rail.

#### Exterior

Communal gardens. Allocated parking . Bike store.





#### welcome to

### The Tileworks, Braintree

- Two Bedrooms
- Top Floor Apartment
- Built In Sprinkler System
- Allocated Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: B Council Tax Band: B Service Charge: 1000.00 Ground Rent: 200.00 This is a Leasehold property with details as follows; Term of Lease 126 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.

# £190,000



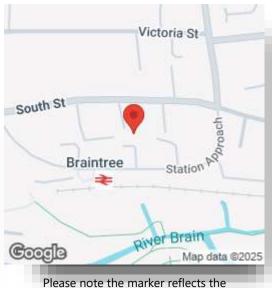


#### view this property online williamhbrown.co.uk/Property/BTR109436



Property Ref: BTR109436 - 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.



postcode not the actual property

william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk