



Cloughton Avenue, Braintree, CM7 2BJ

welcome to

Cloughton Avenue, Braintree

William H Brown are pleased to offer this well presented two bedroom ground floor apartment ideally situated in the sought after Meadow Rise Development and offers excellent transport links and local amenities.



Entrance Hall

Double glazed window to side aspect. Radiator. Two built in storage cupboards. Security entry system. Doors leading to:-

Bedroom One

11' 2" x 10' 1" (3.40m x 3.07m)

Double glazed window to front aspect. Radiator. Door leading to:-

En-Suite

Shower cubicle. Hand wash basin. Low level WC. Heated towel rail. Extractor fan.

Bedroom Two

12' 5" x 8' 7" (3.78m x 2.62m)

Double glazed window to front aspect. Radiator. Range of double wardrobes.

Bathroom

Obscure double glazed window to rear aspect. Side panel bath with hot and cold mixer taps. Hand wash basin. Low level WC. Extractor fan.

Kitchen / Dining Area

12' 6" x 10' 5" (3.81m x 3.17m)

Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer taps. Integrated oven. Four ring hob with over head extractor fan. Plumbing and space for washing machine, dishwasher and fridge freezer.

Lounge Area

12' 9" x 10' 4" (3.89m x 3.15m)

Double glazed window to front aspect. Radiator. French doors leading to:-

Privately Owned Garden

Overlooked front garden with patio seating area and remainder laid to lawn.

Exterior

Two allocated parking spaces. EV charger. Bin storage. Bike shed.

Agent Note

Currently the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



view this property online williamhbrown.co.uk/Property/BTR109496



welcome to Cloughton Avenue, Braintree

- Ground Floor Apartment
- Two Bedrooms
- En-Suite
- Open Plan Lounge / Diner / Kitchen
- Security Entry system

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1800.00

Ground Rent: 225.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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), 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.localagent.com

offers in excess of
£260,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BTR109496](https://www.williamhbrown.co.uk/Property/BTR109496)



Property Ref:
BTR109496 - 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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)