



**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.



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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 orientations 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 independent(s). Powered by www.floorplan.com

offers in excess of  
**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109496 - 0003

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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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