



Malyon Close, Braintree, CM7 2QZ

welcome to

Malyon Close, Braintree

**** GUIDE PRICE £200,000 - £210,000 **** William H Brown is proud to present this beautiful two-bedroom top-floor apartment, offering refined living just moments from Braintree Town Centre. The property offers superb transport links! It's an exceptional opportunity for first-time buyers or investors.



Entrance Porch

Door leading to:-

Hallway

Double glazed window to rear, deep storage cupboard, door to cupboard housing boiler, security phone, radiator.

Lounge / Diner

14' 5" x 12' 9" (4.39m x 3.89m)

Double glazed window to front, double doors to kitchen, radiator.

Kitchen

11' 5" x 6' 6" (3.48m x 1.98m)

Double glazed window to rear, range of base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer taps, tiled splash back, built in over with four ring hob and over head extractor fan. integrated fridge freezer, space and plumbing for dishwasher and washing machine.

Bedroom One

10' 7" x 10' 1" (3.23m x 3.07m)

Double glazed window to front, built in wardrobes, radiator, door to:-

En-Suite

Low level WC, hand wash basin, shower cubicle, extractor above, part tiled walls, inset spotlights.

Bedroom Two

12' x 6' 4" (3.66m x 1.93m)

Double glazed window to front, radiator.

Bathroom

Double glazed window rear, low level WC, hand wash basin, panelled bath, part tiled walls

Parking

Allocated parking for one car.



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Malyon Close, Braintree

- Spacious Two Bedroom Apartment
- En-Suite & Bathroom
- Perfect for First Time Buyers
- Newly Installed Boiler
- Double Glazing

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2208.00

Ground Rent: Ask Agent

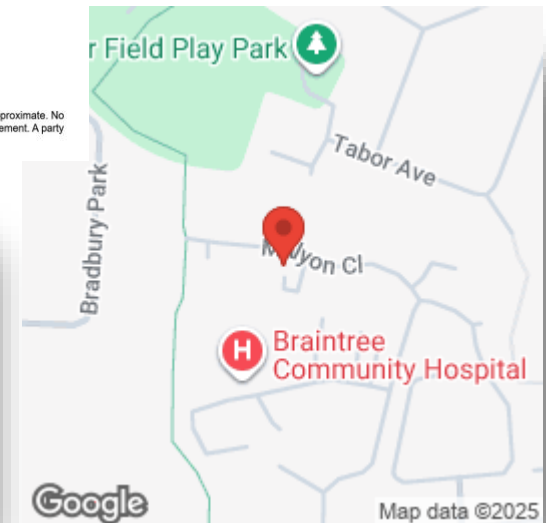
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000 - £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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:

BTR109621 - 0004

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