



Wright Court, Panfield Lane, Braintree, CM7 2TU

welcome to

Wright Court, Panfield Lane, Braintree

NO ONWARD CHAIN — William H Brown are pleased to offer this bright and spacious two-bedroom ground floor apartment, ideally located within walking distance of Braintree Town Centre.



Hallway

Radiator. Storage cupboard housing boiler. Cupboard housing water softener. Cupboard housing washing machine & tumble dryer. Airing cupboard.

Lounge / Diner

21' 3" max x 25' 1" max (6.48m max x 7.65m max)

L'shaped. Double glazed window to front and rear aspect with additional secondary glazing. Sunny aspect with double glazed French doors to shared garden. Three radiators. Feature fireplace.

Kitchen

10' 5" x 6' 7" (3.17m x 2.01m)

Double glazed window to front aspect with additional secondary glazing. 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. Built in double oven. Four ring induction hob with overhead extractor fan. Space for fridge freezer. Integrated slimline dishwasher.

Bedroom One

16' x 9' 8" max (4.88m x 2.95m max)

Double glazed window to front aspect with additional secondary glazing. Radiator.

En-Suite Cloakroom

Low level WC. Hand wash basin. Heated towel rail.

Bedroom Two

12' 3" x 10' 6" (3.73m x 3.20m)

Double glazed window to side aspect with additional secondary glazing. Radiator.

Wet Room

Two obscure double glazed windows to front aspect with additional secondary glazing. Electric shower. Low level WC. Wall mounted hand wash basin. Tiled walls.

Exterior

Secure gated entrance with entry phone. One allocated parking space and three visitors spaces. Landscaped shared gardens.



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Wright Court, Panfield Lane, Braintree

- No Onward Chain
- Two Bedrooms
- Ground Floor Apartment
- Walking Distance to Braintree Town Centre
- French Doors Opening to Shared Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1490.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1978. Should you require 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.focalagent.com

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109601 - 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.

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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