



Roding House, Market Street, Braintree, CM7 3YA

welcome to

Roding House, Market Street, Braintree

William H Brown are pleased to offer this generously sized first-floor one-bedroom apartment, ideally located in the vibrant Braintree Town Centre and just a short walk from the Mainline Railway Station.



Communal Entrance

Intercom system. Entrance door for two flats. Stairs to first floor.

Hallway

Access to:-

Kitchen

9' x 7' (2.74m x 2.13m)

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. Space for cooker. Extractor fan. Integrated fridge freezer. Plumbing and space for washing machine.

Lounge

16' 5" x 8' 8" + recess (5.00m x 2.64m + recess)

Double glazed window to front aspect. Electric heater. Built in cupboard.

Snug Area

9' 9" + recess x 6' 4" (2.97m + recess x 1.93m)

Electric heater.

Bedroom One

13' 11" x 8' 2" (4.24m x 2.49m)

Double glazed window to front aspect. Electric heater.

Shower Room

Walk in double shower cubicle. Low level WC. Pedestal hand wash basin. Cupboard housing water tank.



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Roding House Market Street, Braintree

- One Bedroom Apartment
- First Floor
- Double Glazing
- Perfect for Commuters
- Easy Access to the Flitch Way

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1099.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2022. 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 inspections. Powered by www.localagent.com

offers in excess of

£130,000



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Property Ref:

BTR109649 - 0004

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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