



**Bran Field Way, Braintree, CM7 2DS**



**welcome to**

**Bran Field Way, Braintree**

**\*\* GUIDE PRICE £200,000 - £210,000 \*\*** William H Brown are proud to offer this immaculately presented one-bedroom second-floor apartment offering stylish modern living a home packed with premium touches and thoughtful modern features designed to elevate everyday living.



### **Hallway**

Radiator. Laminate flooring. Doors leading to:-

### **Open Plan Lounge / Kitchen**

15' 3" max x 27' 1" max ( 4.65m max x 8.26m max )

Dual aspect double glazed windows. Radiator. Laminate flooring. 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. Integrated oven with four ring electric hob and overhead extractor fan. Integrated washing machine. Space for American style fridge freezer. Storage cupboard.

### **Bedroom**

10' 2" x 16' 5" ( 3.10m x 5.00m )

Double glazed window. Radiator. Fitted wardrobes. Carpets.

### **Bathroom**

6' 11" x 6' 7" ( 2.11m x 2.01m )

Side panel bath with overhead shower. Vanity unit incorporating a wall mounted hand wash basin and low level WC. Heated towel rail. Laminate flooring.

### **Exterior**

Allocated parking and Visitor spaces. EV charging point. Communal gardens.



***view this property online*** [williamhbrown.co.uk/Property/BTR109973](http://williamhbrown.co.uk/Property/BTR109973)



welcome to

## Bran Field Way, Braintree

- Well Presented
- Impressive Dual Aspect
- Modern One Bedroom
- Ideal First Time Purchase
- Walking Distance to Town Centre & Station

Tenure: Leasehold EPC Rating: B

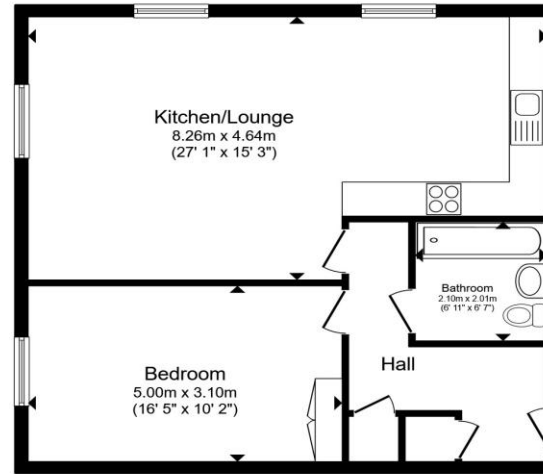
Council Tax Band: B Service Charge: 1355.67

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Dec 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

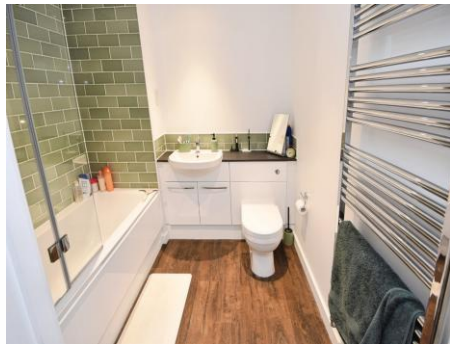
**£200,000 - £210,000**



Total floor area 64.8 m<sup>2</sup> (697 sq.ft.) approx

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.propertybox.io

william  
h brown



view this property online [williamhbrown.co.uk/Property/BTR109973](https://williamhbrown.co.uk/Property/BTR109973)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
BTR109973 - 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](mailto:braintree@williamhbrown.co.uk)



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



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