



Victoria Court, Railway Street, Braintree, CM7 3JZ



welcome to

Victoria Court, Railway Street, Braintree

** GUIDE PRICE £100,000 - £110,000 ** William H Brown are pleased to offer this one bedroom first floor retirement apartment with gardens.



Hallway

Airing cupboard. Electric storage heater.

Lounge

17' 8" x 11' 5" (5.38m x 3.48m)

Double glazed window to front aspect. Feature fireplace. Carpets. Pendant lighting.

Kitchen

5' 8" x 8' 9" (1.73m x 2.67m)

Double glazed window to front aspect. Range of base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tap. Integrated oven. Integrated four ring electric hob and overhead extractor fan. Space for fridge and freezer.

Bedroom

15' 6" max x 8' 8" max (4.72m max x 2.64m max)

Double glazed window to front aspect. Built in double wardrobe. Electric storage heater.

Exterior

Resident parking. Communal gardens.



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Victoria Court, Railway Street, Braintree

- One Bedroom First Floor Apartment
- Apello 24 Hour Care System
- Guest Suite
- Secure Intercom System
- Resident Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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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. The liability is taken by any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108912 - 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.



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