



Legg Close, Braintree, CM7 2BP

welcome to

Legg Close, Braintree

Beautifully presented two-bed ground floor apartment just minutes from Braintree town centre and station. Features include a spacious open-plan living area, en-suite, generous storage, and French doors to it's own garden. Ideal for first-time buyers — early viewing essential.



Entrance Hall

Two storage cupboards. Luxury vinyl flooring. Doors leading to:-

Lounge/Kitchen/Diner

22' 11" x 12' 5" (6.99m x 3.78m)

Double glazed window to front and rear aspect. Double glazed French doors to rear garden. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and mixer tap. Integrated fridge freezer, dishwasher, washing machine, oven, four ring gas hob and over head extractor fan. Luxury vinyl flooring. Radiator.

Bedroom One

12' 4" x 11' 1" (3.76m x 3.38m)

Double glazed window to front aspect. Radiator. Door leading to:-

En-Suite

Walk in shower cubicle. Wall mounted hand wash basin, Low level WC. Heated towel rail. Under floor heating.

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m)

Double glazed window to front aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Side panel bath with hot and cold mixer taps and shower attachment. Wall mounted hand wash basin. Heated towel rail.

Garden

Private garden with patio area and remainder laid to lawn.

Parking

Double car port with parking for two vehicles.



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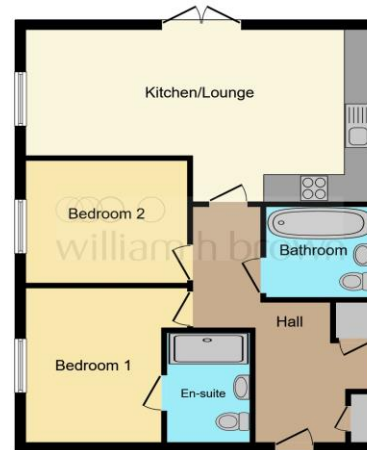
- Two Bedroom Ground Floor Apartment
- En-Suite
- Open Plan Lounge/Kitchen /Diner
- Private Garden
- Walking Distance to Railway Station

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2150.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2021. 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

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109636 - 0004

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