



**Jutland Court, Braintree, CM7 9GJ**

**welcome to**

## **Jutland Court, Braintree**

**\*\*GUIDE PRICE £180,000 - £190,000\*\*** William H Brown are delighted to offer this contemporary and well-presented two-bedroom ground floor apartment, ideally situated in a desirable Braintree setting—an excellent choice for first-time buyers or investors!



## **Entrance Hall**

Intercom entry system. Carpets. Doors leading to:-

## **Open Plan Lounge / Kitchen**

20' 9" x 14' 7" ( 6.32m x 4.45m )

Double glazed window to rear aspect. Radiator. Laminate flooring. Range of base and wall mounted units with work surface over incorporating a stainless steel sink drainer unit. Electric oven. Integrated fridge freezer. Integrated dishwasher. Inset spot lights. Storage cupboard. Wall mounted combi boiler.

## **Bedroom One**

12' 5" x 9' ( 3.78m x 2.74m )

Double glazed window to rear aspect. Radiator. Carpets. Pendant lighting. Fitted wardrobes.

## **En-Suite**

Obscure double glazed window to rear aspect. Shower cubicle. Low level WC. Wall mounted hand wash basin. Heated towel rail. Inset spot lights. Laminate flooring.

## **Bedroom Two**

10' 5" x 6' 2" ( 3.17m x 1.88m )

Double glazed window to front aspect. Radiator. Carpets. Pendant lighting. Fitted wardrobes.

## **Bathroom**

Side panel bath. Low level WC. Heated towel rail. Wall mounted hand wash basin. Inset spot lights. Laminate flooring.

## **Parking**

Allocated parking for one car.

## **Exterior**

Private communal gardens.



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## Jutland Court, Braintree

- Ground Floor Apartment
- Two Bedrooms
- En-Suite and Bathroom
- Open Plan Lounge / Kitchen
- Allocated Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2208.00

Ground Rent: 250.00

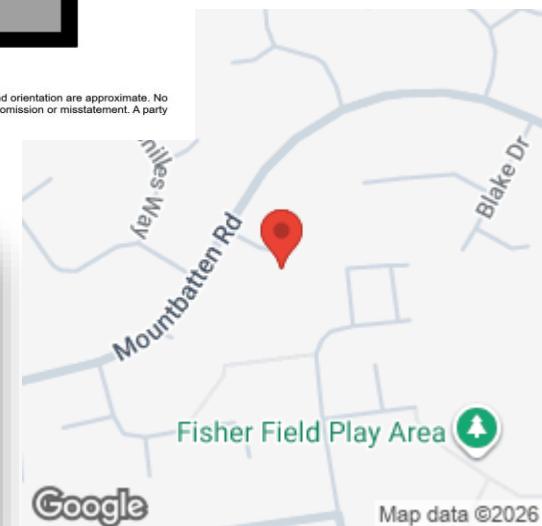
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£180,000 - £190,000**

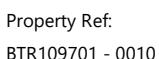


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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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.



Property Ref:  
BTR109701 - 0010

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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