



**Connells**

Jeffreys Court Jeffreys Road  
Crossing BRAINTREE



## Property Description

**\*\*Guide Price £190,000-£195,000\*\***

Introducing a charming two bedroom first floor apartment gem situated in the desirable village of 'Cressing', which is the epitome of convenience and modern living and would be perfectly suited to a first time buyer looking to enter the property market or for an investor looking to expand their portfolio.

The home itself is spacious, allowing for plenty of natural light to flow through the rooms. The property benefits from an entrance hall, an impressive 21' living room, kitchen, two well appointed bedrooms and modern bathroom.

Enjoy the convenience of an allocated parking space, alongside ample parking for visitors.

With excellent transport links, including a bus stop just a short walk away providing routes to Braintree and Witham, Cressing Train Station which provides links to London Liverpool Street as well as local amenities close by, this property is fantastic for someone looking for village life but with easy access to the main towns of Essex.

Additionally, the A120 and A131 with links to Chelmsford City and Stansted Airport offer great commuting links nearby.

Furthermore, this home is within a short distance to 'Cressing Primary School', beauty and hair dressing facilities and a convenience

store.

## Entrance Hall

Storage cupboard, heater.

## Living Room

21' 5" x 11' 6" ( 6.53m x 3.51m )

Double glazed windows to the side aspect, double glazed window to the front and rear aspect, heater.

## Kitchen

12' 6" x 6' 7" ( 3.81m x 2.01m )

Inset stainless steel sink unit one and a half bow with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, space for fridge-freezer and washing machine, double glazed window to the rear aspect.

## Bedroom One

12' 6" x 9' 10" ( 3.81m x 3.00m )

Double glazed window to the rear aspect, heater.

## Bedroom Two

12' 6" x 5' 11" ( 3.81m x 1.80m )

Double glazed window to the rear aspect, heater.

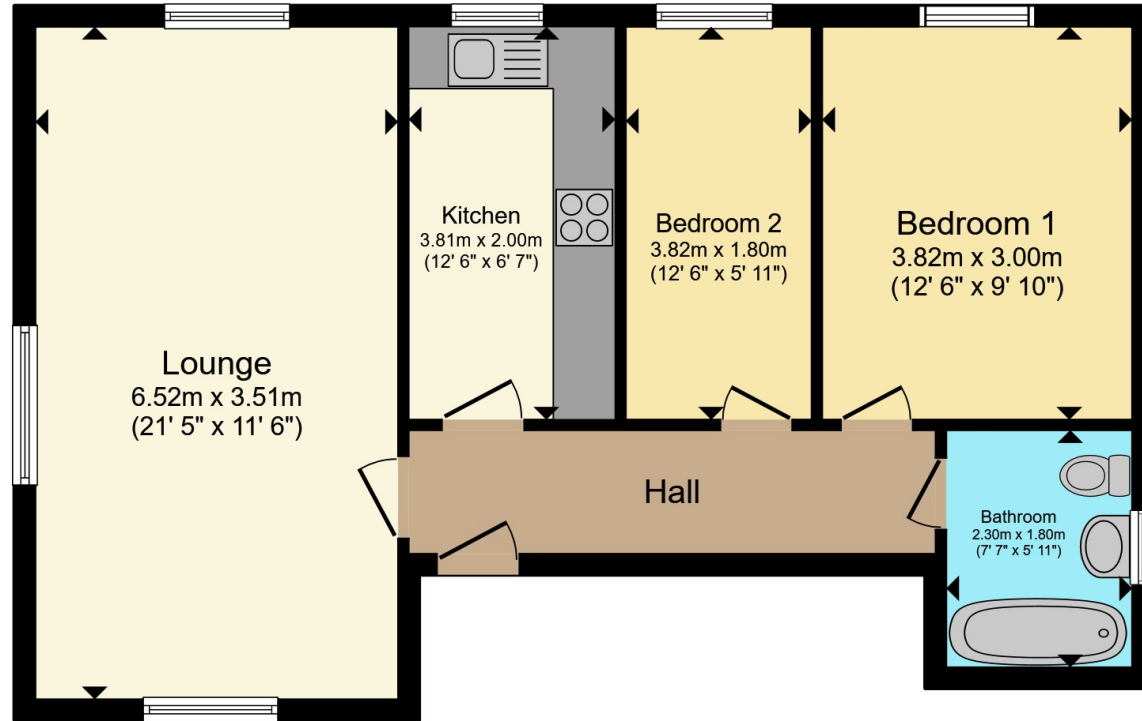
## Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, heated towel rail, double glazed window to the side aspect.









Total floor area 61.1 m<sup>2</sup> (658 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](http://www.propertybox.io)



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17 Great Square  
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EPC Rating: D Council Tax  
 Band: B

Service Charge:  
 2499.90

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BRT308588](http://connells.co.uk/Property/BRT308588)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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