



Mountbatten Court, Mountbatten Road, Braintree, CM7 9UL

welcome to

Mountbatten Court, Mountbatten Road, Braintree

****GUIDE PRICE £100,000 – £110,000**** William H Brown are pleased to present this well presented ground floor studio flat on the popular Fairview Development, ideal for first-time buyers or investors, offering low-maintenance living close to Braintree Town Centre.



Hallway

Built in cupboard. Doors leading to:-

Lounge / Bedroom

14' 1" x 11' 10" (4.29m x 3.61m)

Double glazed window to. Double glazed French doors to communal area. Storage cupboard. Carpets.

Kitchen

11' 2" x 5' 7" (3.40m x 1.70m)

Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring electric hob. Extractor fan. Plumbing and space for washing machine. Space for fridge freezer. Storage cupboard housing hot water tank.

Bathroom

5' 11" max x 6' 11" max (1.80m max x 2.11m max)

Obscure double glazed window to side aspect. Side panel bath and overhead shower. Pedestal hand wash basin. Low level WC.

Exterior

Communal gardens. Communal parking.



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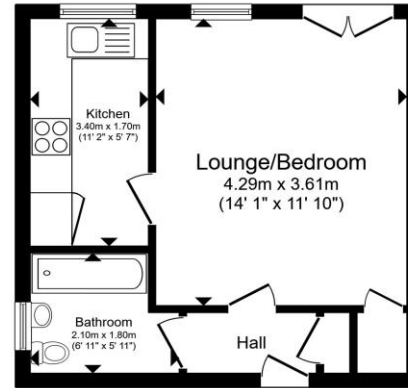
- Ground Floor
- Studio Flat
- Double Glazing
- Communal Garden & Parking
- Situated on the Popular Fairview Development

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Floor Plan

Total floor area 28.7 m² (309 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

guide price **£100,000 - £110,000**



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BTR110152 - 0006

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



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



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