



**Meadow Park, Braintree, CM7 1TD**

**welcome to**

## **Meadow Park, Braintree**

William H Brown are delighted to offer this beautifully kept one-bedroom bungalow, perfectly positioned in the ever-desirable Meadow Park Village – an exclusive community designed for residents aged 55 and above.

### **Entrance Hallway**

Airing cupboard. Radiator. Doors leading to:-

### **Lounge / Diner**

15' 6" x 11' 4" ( 4.72m x 3.45m )

Double glazed French doors to rear garden.

Radiator.

### **Kitchen**

11' 6" x 9' ( 3.51m x 2.74m )

Double glazed window to side aspect. Range of matching base and eye level units with work surface over incorporating a one and a half ceramic sink drainer with hot and cold mixer taps. Integrated oven. Four ring electric hob and extractor fan over. Integrated fridge freezer, washing machine and dishwasher.

### **Bedroom**

11' 7" x 11' 6" ( 3.53m x 3.51m )

Double glazed window to rear aspect. Radiator.

Fitted wardrobes.

### **Bathroom**

Walk in double shower. Low level WC. Pedestal hand

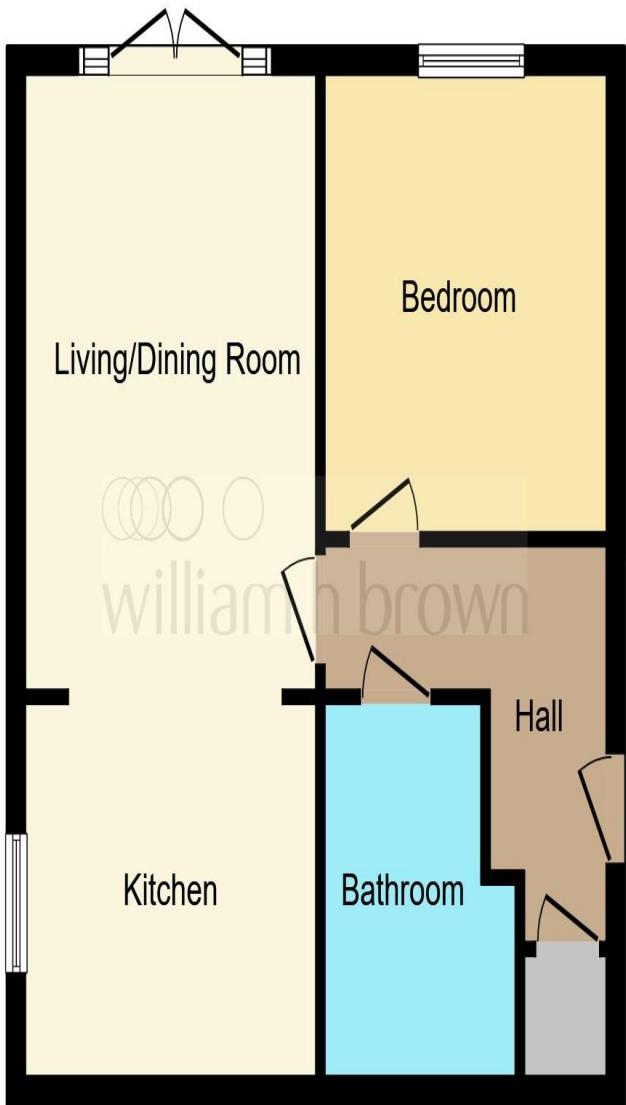
wash basin. Extractor fan.

### **Garden**

Private enclosed courtyard garden.

### **Parking**

Communal parking.



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](http://www.focalagent.com)



welcome to  
**Meadow Park,**  
**Braintree**

- No Onward Chain
- One Bedroom Bungalow
- Over 55's Development
- Excellent Size Accommodation
- Communal Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3110.67

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£250,000**



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Property Ref:  
BTR109907 - 0004

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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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