

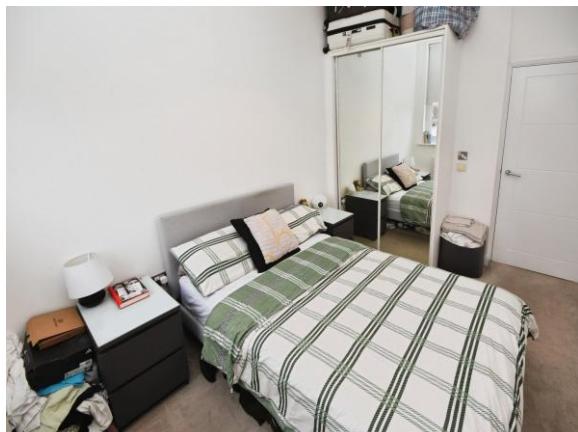


Tabor House, Coggeshall Road, Braintree, CM7 9DB

welcome to

Tabor House, Coggeshall Road, Braintree

William H Brown are pleased to offer this conversion of a former school, finished to a high standard and offering a rare blend of historic charm and contemporary luxury. This immaculate two-bedroom first-floor apartment is well maintained and situated within walking distance to Braintree Station.



Hallway

Storage cupboard. Radiator. Laminate flooring. Doors leading to:-

Bedroom One

9' 1" x 12' 5" (2.77m x 3.78m)

Double glazed window to side aspect. Radiator. Carpets. Fitted wardrobe.

Bedroom Two

8' 3" x 12' 5" (2.51m x 3.78m)

Double glazed window to side aspect. Radiator. Carpets.

Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

Side panel bath. Over head shower. Wall mounted hand wash basin. Low level WC. Heated towel rail.

Lounge / Diner

13' 5" x 16' 9" (4.09m x 5.11m)

Double glazed windows to rear and side aspect. Radiator. Laminate flooring. Opens to:-

Kitchen

7' 7" x 7' 3" (2.31m x 2.21m)

Double glazed window to side 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 with four ring electric hob and overhead extractor fan. Integrated appliances.

Exterior

Large and well maintained landscaped communal garden. Enclosed by panel fencing.

Parking

Two allocated parking spaces.



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welcome to

Tabor House, Coggeshall Road, Braintree

- Two Bedroom First Floor Apartment
- Spacious Lounge
- Well Maintained
- Converted School Building
- Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Floor Plan

Total floor area 58.0 m² (624 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



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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:
BTR110129 - 0002

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