



**Mountbatten Court, Mountbatten Road, Braintree, CM7 9UL**

**welcome to**

**Mountbatten Court, Mountbatten Road, Braintree**

**\*\*GUIDE PRICE £110,000 – £120,000\*\*** 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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## Mountbatten Court Mountbatten Road, Braintree

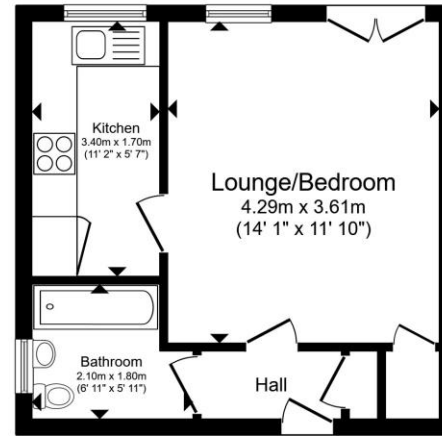
- Ground Floor
- Studio Flat
- Double Glazing
- Communal Garden & Parking
- Situated on the Popular Fairview Development

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 m<sup>2</sup> (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 **£110,000 - £120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR110152 - 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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