



Bran Field Way, Braintree, CM7 2DS



welcome to

Bran Field Way, Braintree

** GUIDE PRICE £190,000 - £200,000 ** William H Brown are proud to offer this immaculately presented one-bedroom second-floor apartment offering stylish modern living a home packed with premium touches and thoughtful modern features designed to elevate everyday living.



Hallway

Radiator. Laminate flooring. Doors leading to:-

Open Plan Lounge / Kitchen

15' 3" max x 27' 1" max (4.65m max x 8.26m max)

Dual aspect double glazed windows. Radiator. Laminate flooring. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Integrated oven with four ring electric hob and overhead extractor fan. Integrated washing machine. Space for American style fridge freezer. Storage cupboard.

Bedroom

10' 2" x 16' 5" (3.10m x 5.00m)

Double glazed window. Radiator. Fitted wardrobes. Carpets.

Bathroom

6' 11" x 6' 7" (2.11m x 2.01m)

Side panel bath with overhead shower. Vanity unit incorporating a wall mounted hand wash basin and low level WC. Heated towel rail. Laminate flooring.

Exterior

Allocated parking and Visitor spaces. EV charging point. Communal gardens.



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Bran Field Way, Braintree

- Well Presented
- Impressive Dual Aspect
- Modern One Bedroom
- Ideal First Time Purchase
- Walking Distance to Town Centre & Station

Tenure: Leasehold EPC Rating: B

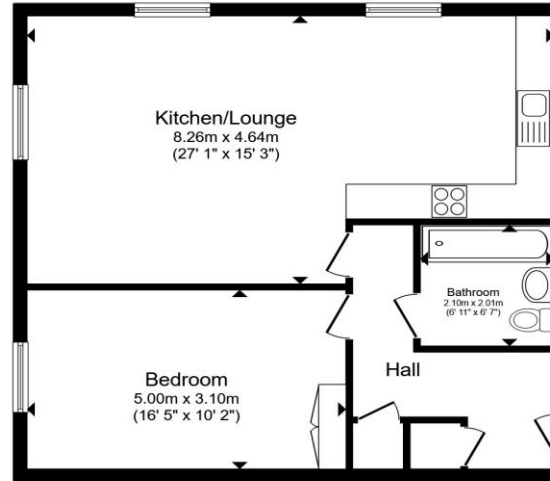
Council Tax Band: B Service Charge: 1355.67

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Dec 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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Total floor area 64.8 m² (697 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109973 - 0003

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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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