



115 High Garrett

Braintree, CM7 5NQ

Leasehold
Tax Band: C

Guide Price £280,000



Boasting a 21' DUAL ASPECT open plan living space, STUDY/DINING ROOM and two DOUBLE bedrooms is this IMMACULATELY PRESENTED duplex apartment. Benefiting from a LONG 244 YEAR LEASE term remaining, allocated parking for two vehicles set within secure gated entry and ideally positioned within a prestigious development in a unique, historic building. Offering convenient access to Braintree Town Centre & Station (4.2 miles), Halstead and A120/M11. Ideal for first time buyers!



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The accommodation, with approximate room sizes, is as follows:

MAIN ENTRY:

Secure gated entry with phone system with a secure main entry to reception hall and main foyer.

FIRST FLOOR ACCOMMODATION:

ENTRANCE LOBBY:

Secure main entry door with stairs to main accommodation, access to utility cupboard.

UTILITY CUPBOARD:

Spacious built-in cupboard useful for washer/dryer and additional storage space.

SECOND FLOOR:

LANDING AREA:

Central landing space with access into all rooms.

STUDY / DINING ROOM:

10'11 x 10'2 (3.33m x 3.10m)

Velux windows to rear aspect, radiator, wood flooring, open access into open plan living space.

OPEN PLAN LIVING SPACE:

21'0 x 10'6 (6.40m x 3.20m)

Double glazed windows to front and rear aspects, kitchen comprising a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, ceramic hob with extractor over, integrated fridge/freezer and dishwasher, central dining/breakfast area adjacent to lounge, wood flooring.

BEDROOM ONE:

14'9 x 14'5 (4.50m x 4.39m)

Double glazed windows to side and rear aspects, radiator, carpeted flooring.

BEDROOM TWO:

10'6 x 9'10 (3.20m x 3.00m)

Double glazed window to front aspect, radiator, carpeted flooring.

BATHROOM:

Panelled bath with central mixer tap and dual shower over, inset WC, inset wash hand basin, fitted LED mirror, heated towel rail.

EXTERIOR:

COMMUNAL GARDENS:

Well-maintained and landscaped communal gardens across property frontage.

PARKING:

Allocated parking set within secure gates.

AGENTS NOTES:

Leasehold Information:

Service Charge: £3,101 per annum.

Years Remaining On Lease: 249 year lease commencing from 1/1/2021.

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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