



TIMBER YARD STATION APPROACH, BRAINTREE CM7

OFFERS IN EXCESS OF £160,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**** IDEAL FIRST HOME **** Situated within the sought-after Timber Yard development on Station Approach, Braintree, this well-presented ground floor apartment offers modern and convenient living in a prime location close to Braintree Railway Station, making it an excellent choice for commuters.

The property features a spacious open plan living room and kitchen with two double glazed windows to the front aspect, creating a bright and welcoming living space. There are two well-proportioned bedrooms, with the principal bedroom benefiting from integrated double wardrobes, alongside a modern family bathroom.

Externally, the property benefits from an allocated parking space for one vehicle. Further benefits include a long lease of approximately 974 years remaining.

Conveniently positioned for access to local amenities, transport links, and Braintree town centre, this apartment would suit first-time buyers, investors, or those looking to downsize alike.



Open Plan Living Room / Kitchen 16'5" x 17'6" > 8'9" (5.02 x 5.34 > 2.69)

Carpet flooring to the living area and vinyl flooring to the kitchen area. Two double glazed windows to the front aspect and radiator.

The kitchen is fitted with a range of high gloss wall and base units, complemented by tiled splashbacks and a stainless steel sink with adjustable mixer tap. Integrated appliances include an oven, four-ring ceramic hob with extractor hood, fridge/freezer and slimline dishwasher, with additional space provided for a washing machine.

Bedroom One 10'4" x 9'9" (3.15 x 2.99)

Carpet flooring, double glazed window to the side aspect, integrated double wardrobes and radiator.

Bedroom Two 9'10" x 7'8" (3.01 x 2.34)

Carpet flooring, double glazed window to the side aspect and radiator.

Bathroom

Fitted with a panel enclosed bath with shower over, low level WC, hand wash basin into vanity unit and heated towel radiator.

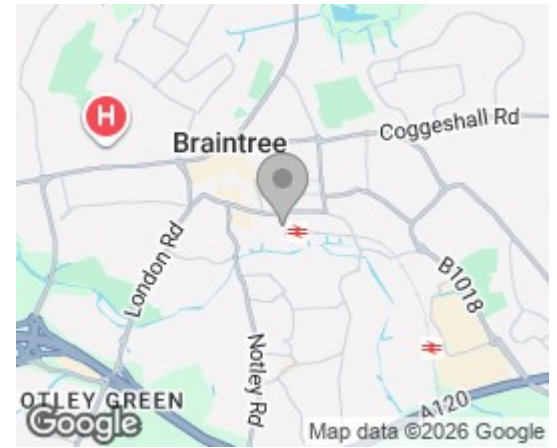
Parking

Allocated parking space for one vehicle.

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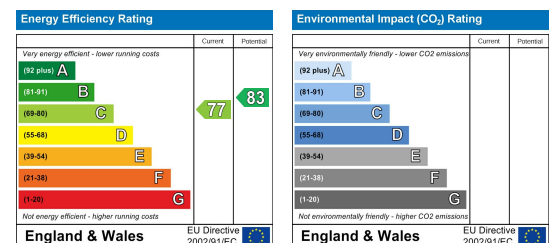
We are advised that the property is available LEASEHOLD, with a 999 years leases from new with approximately 974 years remaining on the current Lease. Commanding a ground rent of £300 per annum and with a service charge of £1,598 per annum.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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