



**Connells**

Mountbatten Court Mountbatten Road  
Braintree



## Property Description

This one bedroom apartment is the epitome of convenience and modern living and would be perfectly suited to a first time buyer looking to enter the property market or for an investor looking to expand their portfolio.

This property benefits from No Onward Chain which makes the buying process smoother and hassle-free.

This apartment comprises; entrance hall, living room, kitchen, bedroom and a bathroom.

This property is situated in close proximity to both reputable 'Great Bradfords Infant and Nursery' and 'Great Bradfords Junior School'. Additionally this home is a stones throw from open fields and the 'River Blackwater' which leads down to 'Bocking Blackwater Nature Reserve' perfect for those outdoor enthusiasts.

Furthermore this apartment is within a short distance to Braintree Town Centre and Braintree Train Station which provides links to London Liverpool Street. Additionally, the A131 and A120 are easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

This home is also a short drive from 'Braintree Village' with a variety of shopping and leisure facilities and a Tesco store.

## Entrance Hall

## Living Room

14' 4" x 12' 6" ( 4.37m x 3.81m )

## Kitchen

10' 1" x 5' 5" ( 3.07m x 1.65m )

## Bedroom One

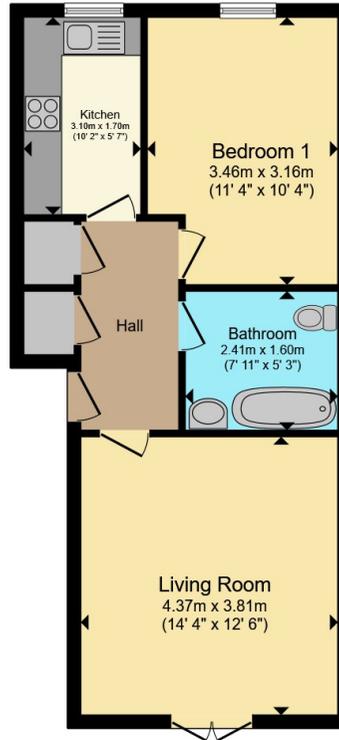
11' 4" max x 10' 4" max ( 3.45m max x 3.15m max )

## Bathroom









Total floor area 49.2 m<sup>2</sup> (530 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [braintree@connells.co.uk](mailto:braintree@connells.co.uk)**

17 Great Square  
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EPC Rating: C Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BRT308572](http://connells.co.uk/Property/BRT308572)**

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

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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