



**Meadow Park, Braintree, CM7 1TD**

**welcome to**

## **Meadow Park, Braintree**

William H Brown are delighted to present this well-maintained one-bedroom bungalow, ideally positioned within the highly desirable Meadow Park Village - an exclusive development for residents aged 55 and over.

### **Entrance Hallway**

Airing cupboard. Radiator. Doors leading to:-

### **Lounge / Diner**

15' 6" x 11' 4" ( 4.72m x 3.45m )

Double glazed French doors to rear garden. Radiator.

### **Kitchen**

11' 6" x 9' ( 3.51m x 2.74m )

Double glazed window to side aspect. Range of matching base and eye level units with work surface over incorporating a one and a half ceramic sink drainer with hot and cold mixer taps. Integrated oven. Four ring electric hob and extractor fan over. Integrated fridge freezer, washing machine and dishwasher.

### **Bedroom**

11' 7" x 11' 6" ( 3.53m x 3.51m )

Double glazed window to rear aspect. Radiator. Fitted wardrobes.

### **Bathroom**

Walk in double shower. Low level WC. Pedestal hand wash basin. Extractor fan.

### **Garden**

Private enclosed courtyard garden.

### **Parking**

Communal parking.



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.focalagent.com](http://www.focalagent.com)

**welcome to**  
**Meadow Park,**  
**Braintree**

- No Onward Chain
- One Bedroom Bungalow
- Over 55's Development
- Excellent Size Accommodation
- Communal Parking

Tenure: Leasehold EPC Rating: C  
Council Tax Band: B Service Charge: 3110.67  
Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£235,000**



**view this property online** [williamhbrown.co.uk/Property/BTR109907](http://williamhbrown.co.uk/Property/BTR109907)



Property Ref:  
BTR109907 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



**william h brown**



**01376 320018**



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**