



**Mountbatten Court, Mountbatten Road, Braintree, CM7 9UL**

**welcome to**

**Mountbatten Court, Mountbatten Road, Braintree**

William H Brown are pleased to present this well-maintained ground-floor studio flat, ideal for first-time buyers/investors. Situated on the sought-after Fairview Development on Braintree's east side. It offers convenient, low-maintenance living and is located within easy reach of the Town Centre.



### **Hallway**

Built in cupboard. Doors leading to:-

### **Lounge / Bedroom**

14' 1" x 11' 10" ( 4.29m x 3.61m )

Double glazed window to. Double glazed French doors to communal area. Storage cupboard. Carpets.

### **Kitchen**

11' 2" x 5' 7" ( 3.40m x 1.70m )

Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring electric hob. Extractor fan. Plumbing and space for washing machine. Space for fridge freezer. Storage cupboard housing hot water tank.

### **Bathroom**

5' 11" max x 6' 11" max ( 1.80m max x 2.11m max )

Obscure double glazed window to side aspect. Side panel bath and overhead shower. Pedestal hand wash basin. Low level WC.

### **Exterior**

Communal gardens. Communal parking.



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welcome to

## Mountbatten Court, Mountbatten Road, Braintree

- Ground Floor
- Studio Flat
- Double Glazing
- Communal Garden & Parking
- Situated on the Popular Fairview Development

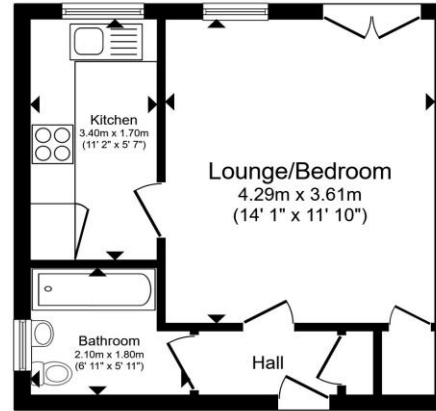
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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 Leasehold packs.

# £120,000



Floor Plan

Total floor area 28.7 m<sup>2</sup> (309 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:  
BTR110152 - 0003

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