



Malyon Close, Braintree, CM7 2QY

welcome to

Malyon Close, Braintree

William H Brown are pleased to offer this well-maintained one-bedroom ground floor apartment, ideally positioned in a sought-after and convenient location close to the heart of Braintree.



Hallway

Radiator. Storage cupboard. Laminate flooring.
Intercom. Door leading to:-

Lounge

11' 2" x 13' 9" (3.40m x 4.19m)

Double glazed window. Radiators. Laminate flooring.

Kitchen

7' 10" x 6' 11" (2.39m x 2.11m)

Double glazed window. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring gas hob. Overhead extractor fan. Integrated appliances.

Bedroom

10' 10" max x 10' 6" max (3.30m max x 3.20m max)

Double glazed windows. Radiator. Carpets.

Bathroom

6' 11" x 7' 3" (2.11m x 2.21m)

Obscure double glazed window. Side panel bath with overhead shower. Pedestal hand wash basin. Low level WC. Part tiled walls. Laminate flooring. Radiator. Shaver point.

Parking

Allocated parking space.

Communal Gardens



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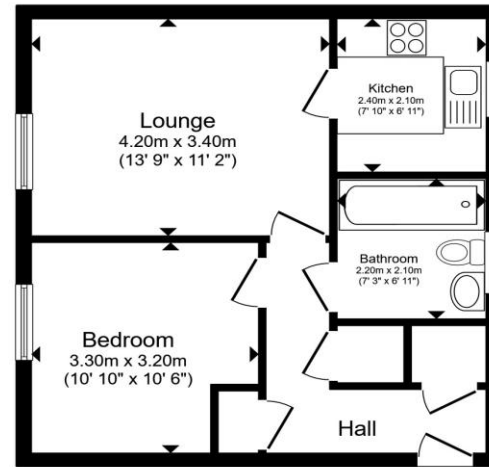
- One Bedroom Apartment
- Ground Floor
- Close to Braintree Town Centre & Station
- Double Glazing
- Gas Central Heating

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2500.00

Ground Rent: 124.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



guide price

£150,000

Total floor area 43.5 m² (468 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



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Property Ref:

BTR110564 - 0002

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.



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Please note the marker reflects the postcode not the actual property