

Connells

Courtaulds Mews
Braintree

Courtaulds Mews
Braintree CM7 1FS

for sale guide price
£120,000







Property Description

Whether you are a first time buyer looking for your own space or an investor looking for a profitable buy-to-let option, this two bedroom ground-floor apartment is the perfect choice.

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

The home itself is spacious, allowing for plenty of natural light to flow through the rooms. The property benefits from a generous sized living room/diner, kitchen, two bedrooms and bathroom.

Additionally, the convenience of having a dedicated car space, makes this apartment a practical choice. Communal gardens and storage facilities are available.

Enjoy convenience with proximity to local amenities such as Tesco, pharmacies, hairdressers and more.

This home is a situated in a central location and is in a short distance to Braintree Train Station which has direct links to London Liverpool Street, there is also a bus stop within walking distance which provides links to Colchester City Centre and Chelmsford City Centre.

Additionally the A120 and A131 are within easy access.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Living Room

14' 4" x 9' 7" (4.37m x 2.92m)

Double glazed sash window to the front aspect, radiator, open access to the kitchen

Kitchen

10' x 7' (3.05m x 2.13m)

Inset stainless steel sink unit one and a half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, space for appliances, radiator, double glazed sash window to the front aspect.

Bedroom One

12' 6" x 12' 6" (3.81m x 3.81m)

Double glazed sash window with fitted blind to the rear aspect, radiator.

Bedroom Two

10' 10" x 6' 7" (3.30m x 2.01m)

Double glazed sash window with fitted blind to the rear aspect, radiator.

Bathroom

Low level WC, pedestal hand wash basin, panelled bath with shower unit above, radiator.







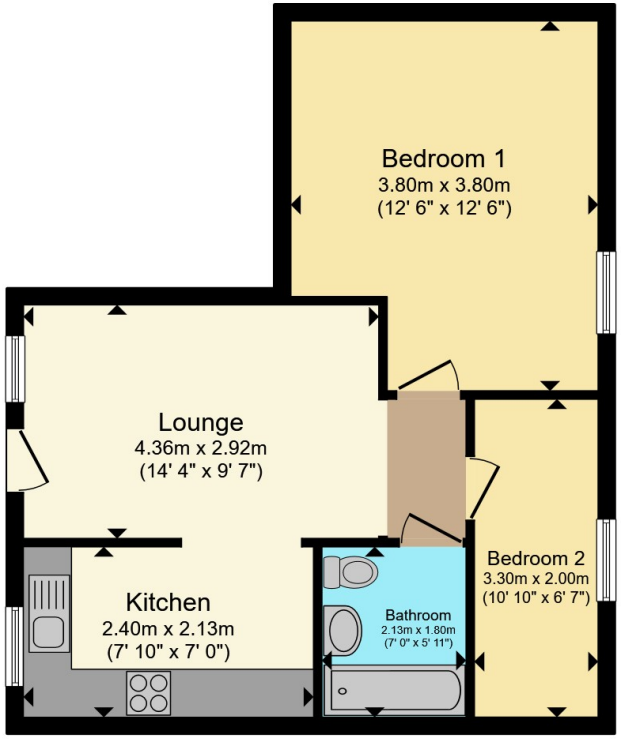









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Total floor area 44.0 m² (474 sq.ft.) approx

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

Connells

To view this property please contact Connells on

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17 Great Square
BRAINTREE CM7 1TX

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/BRT308840

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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