



**Albert Court, Railway Street, Braintree, CM7 3JU**

**welcome to**

**Albert Court, Railway Street, Braintree**

NO ONWARD CHAIN! William H Brown proudly presents this spacious two-bedroom retirement property exclusively for the over 60s. Offering comfort, convenience, and a relaxed lifestyle, this fantastic home is not to be missed.



### **Hallway**

Storage heater. Storage cupboard.

### **Lounge / Diner**

30' 9" max x 10' 6" max ( 9.37m max x 3.20m max )

Double glazed window to front, feature fireplace with electric fire, storage heater, emergency pull cord.

### **Kitchen**

9' x 5' 7" ( 2.74m x 1.70m )

Double glazed window to front, range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, integrated oven, hob and extractor hood over, spaces for appliances, emergency pull cord.

### **Bedroom One**

15' 6" max x 9' 4" ( 4.72m max x 2.84m )

Double glazed window to front, storage heater, built in wardrobes, emergency pull cord.

### **Bedroom Two**

15' 6" max x 9' 1" ( 4.72m max x 2.77m )

Double glazed window to front, storage heater, emergency pull cord.

### **Shower Room**

Enclosed shower cubicle, low level WC, shaver point, storage heater, extractor fan, vanity wash hand basin, fully tiled walls, emergency pull cord.

### **External**

Communal gardens and allocated parking.



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welcome to

## Albert Court, Railway Street, Braintree

- Two Bedroom Apartment
- First Floor Retirement
- Communal Gardens
- Communal Lounge & Laundry Room
- Double Glazing

Tenure: Leasehold EPC Rating: B

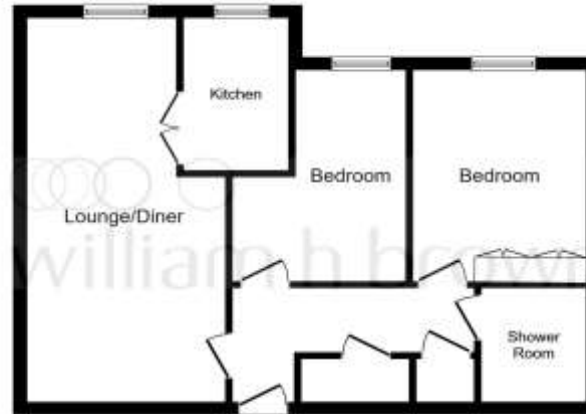
Council Tax Band: C Service Charge: 4875.00

Ground Rent: 400.00

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

offers in excess of

**£80,000**



Floor Plan

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. Plans 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 buyer must rely upon its own inspections. Plan produced for William H Brown, Powered by www.kookagart.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109268 - 0006

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)