





Property Description

Discover this well-presented ground floor apartment, offered with the flexibility of either 35% shared ownership or full 100% ownership, situated in the market town of Braintree

This attractive property features a practical and inviting layout, comprising one comfortable bedroom, a modern bathroom, a spacious reception/living room, and a well-appointed kitchen. Thoughtfully designed, the apartment comes with several storage cupboards to keep your living space clear and organised ideal for those seeking convenience and ease of living.

Step outside and enjoy the benefit of allocated parking, removing any daily hassle over parking spaces. The apartment's ground floor positioning ensures easy access, making it a perfect option for a range of buyers, from first-time owners to those looking to downsize.

Perfectly positioned just a short distance from Braintree's vibrant town centre, you'll find a host of shops, cafes, and amenities on your doorstep. For commuters, transport links couldn't be better there is straightforward access to the A120, and the mainline railway station provides direct services to London Liverpool Street, bringing the capital within easy reach.

The property is offered in good condition, ready for you to move in and make your own. Whether you're stepping onto the property

ladder or seeking a conveniently located, low-maintenance home, this apartment is sure to impress.

Arrange your viewing today to fully appreciate all that this property offers.

Entrance Hall

Two storage cupboards, boiler cupboard, radiator

Living Room

14' 4" x 11' 2" (4.37m x 3.40m)

Window to front aspect, radiator

Kitchen

8' 2" x 7' 10" (2.49m x 2.39m)

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, gas hob and extractor fan above, space for appliances, window to the rear aspect.

Bedroom

10' 11" x 10' 11" (3.33m x 3.33m)

Window to front aspect, radiator

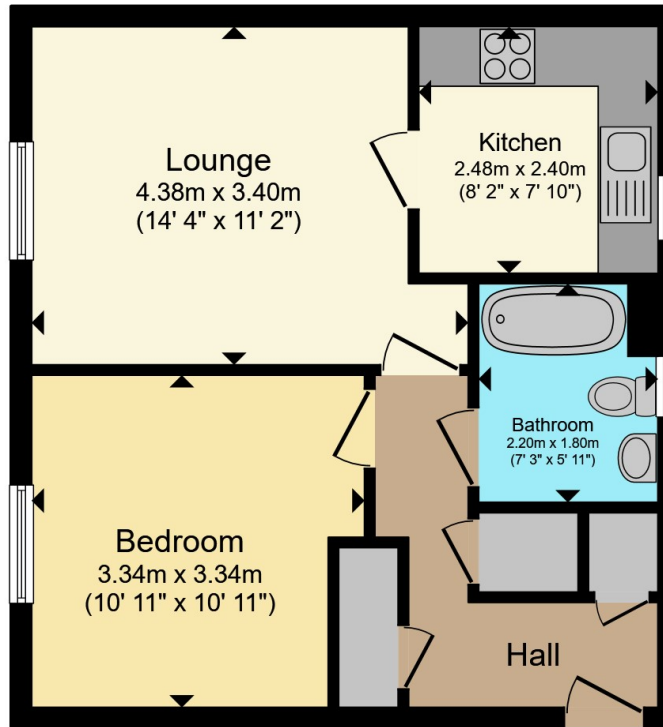
Bathroom

7' 3" x 5' 11" (2.21m x 1.80m)

Low level WC, vanity sink unit, bath with shower above, window to rear aspect, heated towel rail







Total floor area 43.0 m² (463 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
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EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308883

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: BRT308883 - 0003