



Connells

The Depot Fairfield Road
Braintree



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 one bedroom apartment is the perfect choice.

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

The home enjoys an open plan layout which creates a spacious and airy feel, perfect for entertaining guests or simply relaxing after a long day. The home consists of an open plan living room/kitchen, bedroom and a shower room.

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

This home is 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.

Entrance Hall

Radiator.

Open Plan Living Room/Kitchen

25' 8" x 12' 5" (7.82m x 3.78m)

Inset sink unit with cupboard under, working surfaces to the side with a matching range of wall mounted with further drawers and cupboards under, built in oven, hob and extractor fan, integrated fridge-freezer, radiator.

Bedroom One

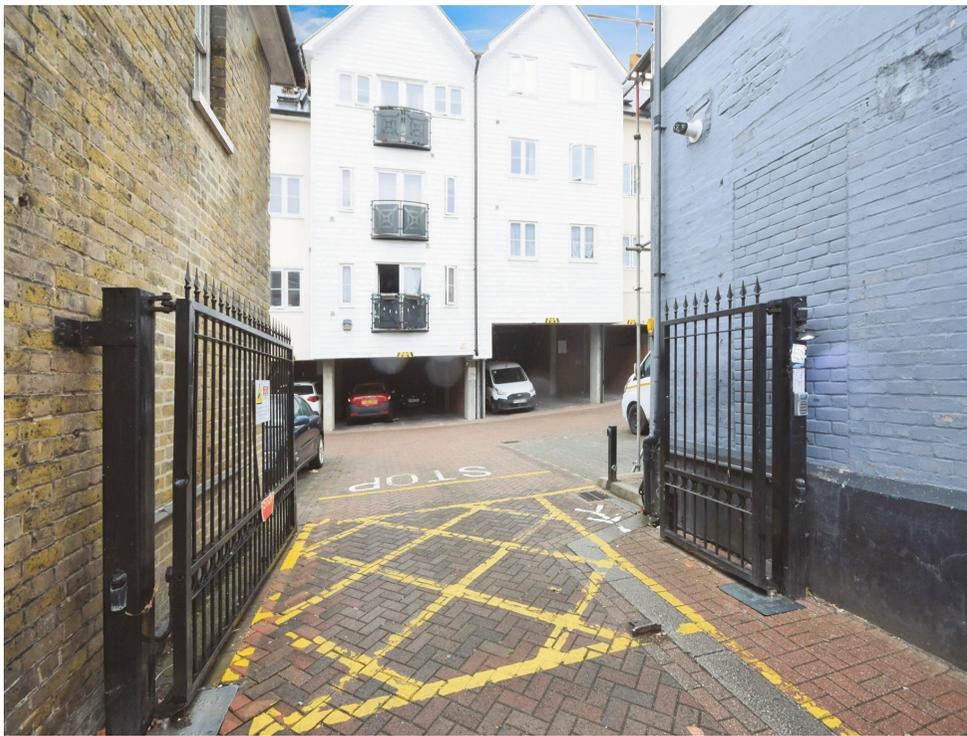
18' 4" x 8' 2" (5.59m x 2.49m)

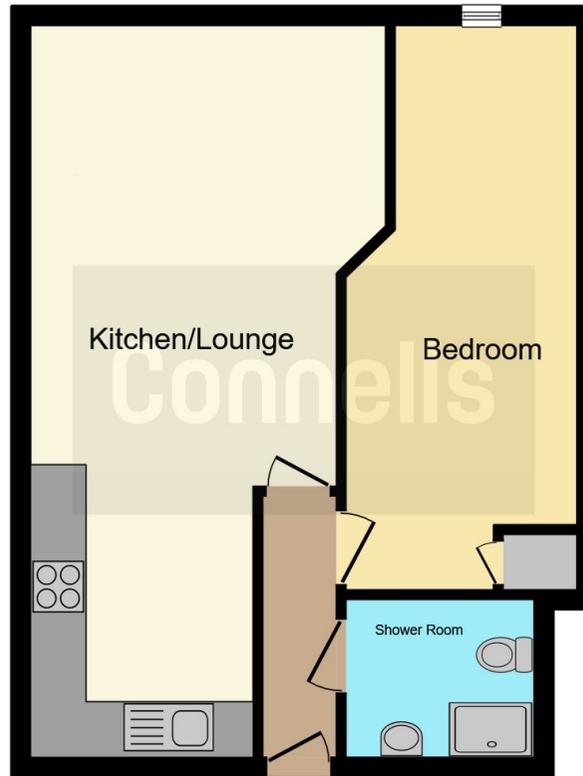
Shower Room

Low level WC, hand wash basin, walk in shower cubicle.









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.focalagent.com

To view this property please contact Connells on

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17 Great Square
BRAINTREE CM7 1TX

EPC Rating: C Council Tax
Band: B

Service Charge:
1713.00

Ground Rent:
150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308391

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2006. 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.

Connells Residential is registered in England and Wales under company number 1489613, 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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