



Timber Yard, Station Approach, Braintree, CM7 3TB

welcome to

Timber Yard, Station Approach, Braintree

William H Brown are pleased to offer this one bedroom ground floor apartment situated within immediate access to Braintree Railway Station and walking distance to the town centre.



Lounge

14' 5" x 9' 10" (4.39m x 3.00m)

Double glazed window. Electric heater. Laminate flooring.

Kitchen / Diner

9' 10" x 13' (3.00m x 3.96m)

Range of units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps, Integrated fridge freezer. Integrated oven. Four ring electric hob. Extractor fan. Plumbing and space for washing machine. Electric heater.

Bedroom

12' 8" x 7' 7" (3.86m x 2.31m)

Double glazed window. Carpets. Wardrobes. Electric heater.

Bathroom

7' 10" x 5' 3" (2.39m x 1.60m)

Side panel bath with over head shower attachment. Low level WC. Vanity hand wash basin. Heated towel rail. Part tiled walls. Tiled flooring.

Communal Gardens

Parking

Allocated parking space.



view this property online williamhbrown.co.uk/Property/BTR110428



welcome to

Timber , Station Approach, Braintree

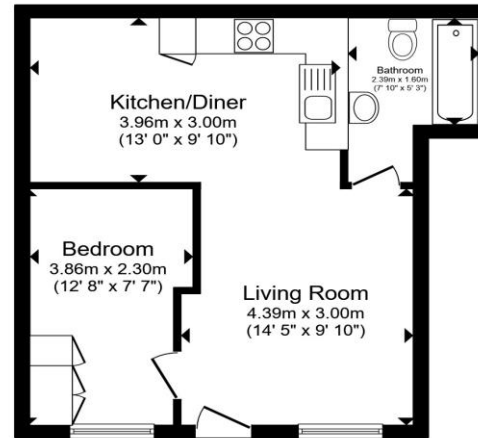
- No Onward Chain
- One Bedroom Apartment
- Ground Floor
- Immediate Access to Braintree Railway Station
- Short Walk to Town Centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1350.00

Ground Rent: 300.00

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.



Total floor area 37.9 m² (408 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

offers in excess of

£140,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BTR110428](https://www.williamhbrown.co.uk/Property/BTR110428)



Property Ref:
BTR110428 - 0005

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



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)