



Mountbatten Court, Mountbatten Road, Braintree, CM7 9UL

welcome to

Mountbatten Court, Mountbatten Road, Braintree

William H Brown are pleased to present this well presented two bedroom first floor apartment situated on the popular Fairview Development, ideal for first-time buyers or investors, offering low-maintenance living close to Braintree Town Centre.



Hallway

Electric storage heater. Laminate flooring. Storage cupboard, Doors leading to:-

Lounge

16' 10" x 11' 10" (5.13m x 3.61m)

Double glazed window. Double glazed French doors leading to Juliette balcony. Electric storage heater. Laminate flooring.

Kitchen

13' 1" x 5' 7" (3.99m x 1.70m)

Double glazed window. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Electric hob. Plumbing and space for washing machine. Space for fridge and freezers. Laminate flooring.

Bedroom One

9' 6" x 12' 10" (2.90m x 3.91m)

Double glazed window. Double glazed French doors onto Juliette balcony. Electric storage heater. Carpets.

Bedroom Two

9' 9" max x 9' 6" max (2.97m max x 2.90m max)

Double glazed window. Electric storage heater. Laminate flooring.

Bathroom

5' 7" max x 6' 3" max (1.70m max x 1.91m max)

Side panel bath with hot and cold mixer tap and shower attachment. Low level WC. Pedestal hand wash basin. Fully tiled walls. Laminate flooring.

Communal Gardens

Parking

Permit parking.



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Mountbatten Court, Mountbatten Road, Braintree

- Walking Distance to Blackwater Nature Reserve
- Allocated Parking
- Situated on the Popular Fairview Development
- First Floor Apartment
- Communal Gardens

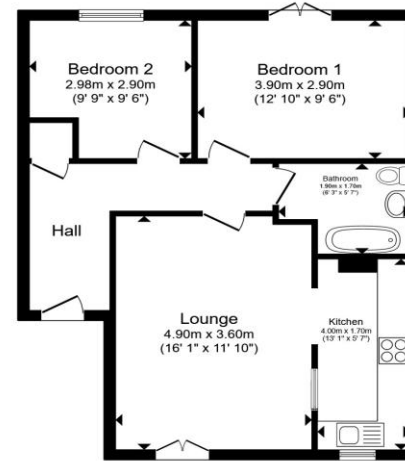
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1344.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Total floor area 58.2 m² (626 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR110554 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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