HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Bovingdon Road

Leasehold
Tax Band: A

Braintree, CM7 5JR

Guide Price £160,000

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Boasting a RECENTLY UPDATED shower room, a spacious kitchen/diner, modern lounge and BALCONY with COUNTRYSIDE VIEWS is this one bedroom GROUND FLOOR apartment. Benefiting from LOW SERVICE CHARGE & ground rent, residents parking with further on-street parking available and ideally located close to nearby shops/amenities, schools and Braintree Town Centre/Station. Perfect for first time buyers!

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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

COMMUNAL ENTRANCE:
Main entry door into lobby area. Secure entry door to;

HALL:
Large built-in storage cupboard, electric heater, wood flooring.

KITCHEN / DINER:
11'10 x 10'7 (3.61m x 3.23m)
Double glazed window to side aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and draine,r built-in oven, electric hob with extractor, space for fridge/freezer, washing machine and tumble dryer, electric heater, wood flooring. French doors to balcony.

LOUNGE:
11'9 x 8'6 (3.58m x 2.59m)
Double glazed window to side aspect, central electric fireplace with surround, electric heater, wood flooring.

BEDROOM:
15'2 x 9'6 (4.62m x 2.90m)
Double glazed windows to side and rear aspects, electric heater, carpeted flooring.

BATHROOM:
Fully tiled double shower unit set behind glass enclosure, inset WC, vanity wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

RESIDENTS PARKING:
Residents parking area with further unrestricted on-street parking available.

AGENTS NOTES:

Lease Information:

Length of Lease: 88 years remaining
Ground Rent: £150 per annum
Service Charge: £115 per calendar month

Council Tax Band: A

For further information regarding this property, please contact Hamilton Piers.

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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.