



Flitch End, St. Johns Avenue, Braintree, CM7 1GT



welcome to

Flitch End, St. Johns Avenue, Braintree

William H Brown are pleased to offer this stylish one-bedroom apartment which offers contemporary living with convenience and comfort in mind, also within walking distance to Braintree Town centre.



Hallway

Storage cupboard. Laminate flooring. Electric storage heater. Intercom.

Lounge / Kitchen / Diner

24' 10" x 10' 2" (7.57m x 3.10m)

Double glazed Juliet balcony. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Integrated oven. Four ring electric hob. Overhead extractor fan. Integrated appliances. Electric storage heater. Laminate flooring.

Bedroom

14' max x 8' 11" (4.27m max x 2.72m)

Double glazed window. Electric storage heater. Carpets.

Bathroom

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

Side panel bath with hot and cold mixer taps and overhead shower attachment. Low level WC. Wall mounted hand wash basin. Laminate flooring. Heated towel rail.

Parking

Allocated parking.

Communal Gardens



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welcome to

Flitch End St. Johns Avenue, Braintree

- One Bedroom Apartment
- Well Presented Throughout
- Open Plan Lounge / Kitchen / Diner
- Walking Distance to Town Centre & Railway Station
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1300.00

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Total floor area 44.8 m² (482 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

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR110677 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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