



38 The Yard, Braintree

£1,175 pcm

On the development a well-presented flat available to rent, offering spacious and comfortable modern living.

Just a short walk from Braintree Railway Station with direct links to London Liverpool Street. Close to Braintree town centre and amenities, Bright and airy open-plan living and dining area ideal for relaxing or entertaining. One large double bedroom and another single bedroom with plenty of natural light which is perfect for a home office, dressing room or child's bedroom. Contemporary bathroom suite finished to a good standard. Designated parking space. Ideal for professional tenants and commuters.

This flat is offered as unfurnished and is available August.

Entrance / Hallway

7' 8" x 5' 9" (2.33m x 1.74m)

Hallway leading to:

Living Room

17' 6" x 10' 5" (5.33m x 3.17m)

A spacious living room with windows to side aspect. Door leading to:

Kitchen

7' 2" x 9' 6" (2.18m x 2.90m)

Light wood cabinets with windows to rear aspect and plumbing for washing machine and dishwasher. Space for fridge/freezer.

Bedroom One

12' 11" x 10' 2" (3.93m x 3.09m)

A spacious Double bedroom with a fitted wardrobe and window to rear aspect.

Bedroom Two

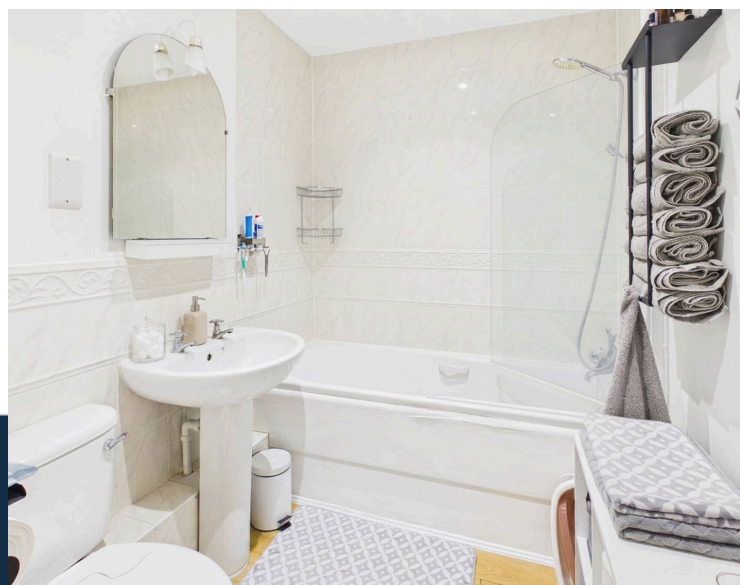
10' 9" x 6' 6" (3.27m x 1.99m)

Single bedroom with window to rear aspect.

Bathroom

5' 7" x 6' 11" (1.71m x 2.12m)

A white suite comprising of panelled bath and shower, pedestal hand wash basin and low level w/c



Outside

One designated, off street parking space.

Tenancy Information

The rent is exclusive of electric and council tax. Water and drainage is included in the rent. *Deposit: £1,355 Council Tax Band: B Local Authority: Braintree District Council Availability: 11th August EPC Rating: C * MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

Viewings

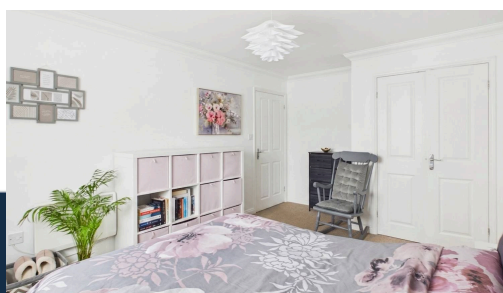
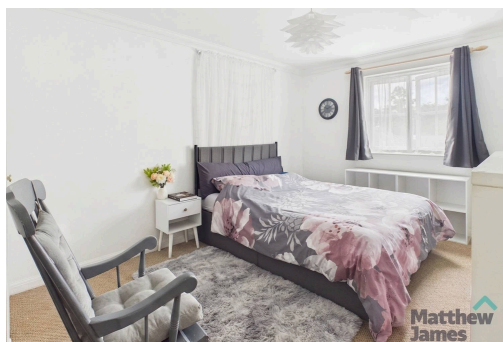
Strictly by prior appointment with the Letting Agent. If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Make an Offer"

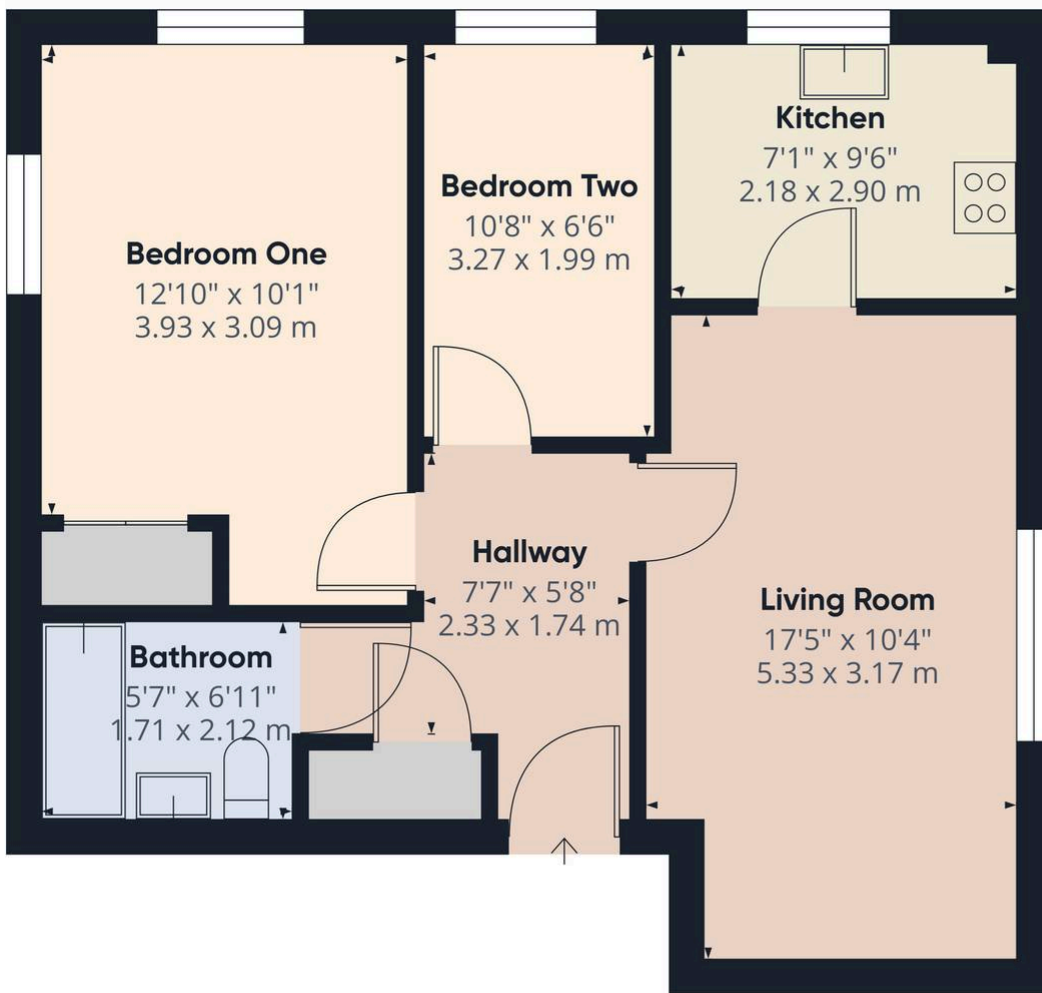


Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate total area⁽¹⁾
582 ft²
53.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give representation or warranty in respect of the property.