



Connells

Swinborne House Perryfields
Braintree

Swinborne House Perryfields Braintree CM7 1FW

for sale offers in excess of
£190,000



Property Description

Whether you are a first time buyer looking for your own space or an investor looking for a profitable buy-to-let option, this two bedroom first floor apartment is the perfect choice.

This property benefits from No Onward Chain which makes the buying process smoother and hassle-free.

The home itself is spacious, allowing for plenty of natural light to flow through the rooms. The property benefits from an entrance hall, an impressive 25' open plan living room/ kitchen, family bathroom and two well appointed bedrooms with the master bedroom benefiting from an en-suite shower room.

Additionally, the convenience of having parking for one makes this apartment a practical choice.

This home offers the convenience of easy access to amenities, reputable schooling, Braintree Village and transportation including being a stones throw from Braintree Train Station with links to London Liverpool Street.

Additionally the A120 and A131 with links to Chelmsford City and Stansted Airport offer great commuting links nearby.

With its prime location and ample living space, it truly offers the best of both worlds.

Entrance Hall

Two storage cupboards, radiator.

Open Plan Living Room/Kitchen

25' 4" x 16' 5" (7.72m x 5.00m)

Two double glazed windows to the front aspect, two radiators.

Inset stainless steel sink unit one and a half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, integrated fridge-freezer and washing machine, double glazed window to the front aspect.

Bedroom One

15' 5" x 10' 9" (4.70m x 3.28m)

Double glazed window to the rear aspect, radiator.

En-Suite Shower Room

Low level WC, pedestal hand wash basin, walk in shower cubicle.

Bedroom Two

15' 5" x 8' 10" (4.70m x 2.69m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, paneled bath with shower attachment, heated towel rail.

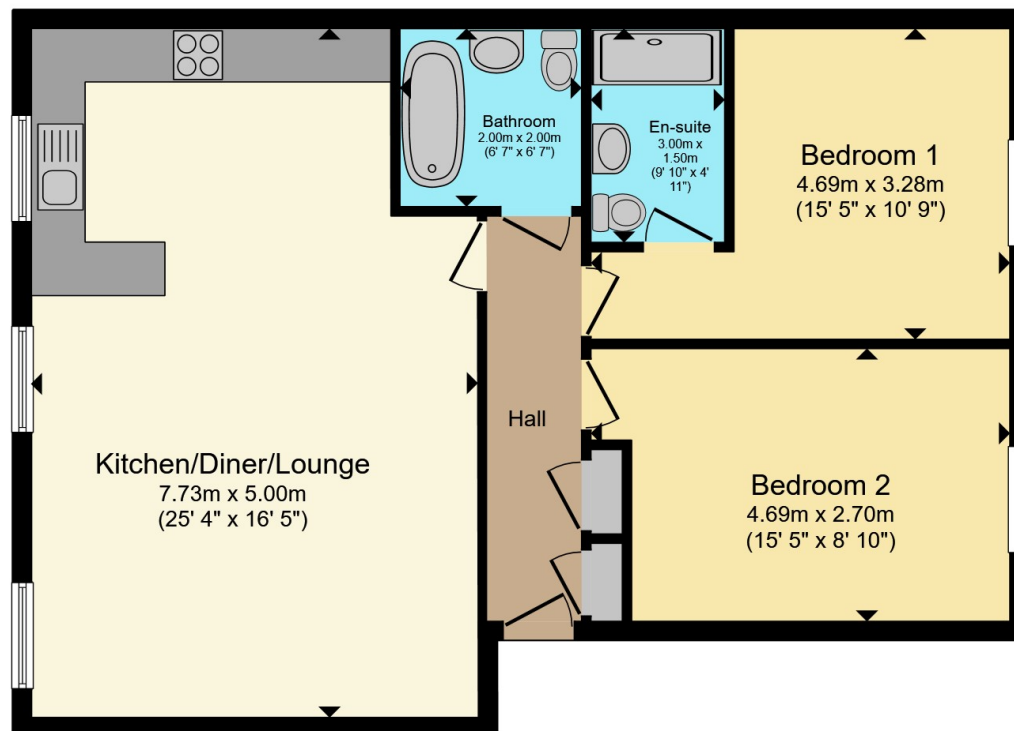
Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"









Total floor area 78.1 m² (841 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

Connells

To view this property please contact Connells on

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
BRAINTREE CM7 1TX

EPC Rating: B Council Tax
Band: B

Service Charge:
2085.76

Ground Rent:
450.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT307688

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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