



Falkland Court, Braintree CM7 9LL

welcome to

Falkland Court, Braintree

****GUIDE PRICE £150,000 - £160,000**** William H Brown are pleased to offer this spacious and well presented two bedroom ground floor apartment situated within the popular Fairview Development just a short walk from local amenities and the picturesque Blackwater Nature Reserve. ****NO ONWARD CHAIN****



Hallway

Intercom system. Doors leading to:-

Lounge

16' 3" x 12' 6" (4.95m x 3.81m)

Double glazed windows. Carpets. Electric heater.

Storage cupboard. Opens to:

Kitchen

8' 8" x 9' 3" (2.64m x 2.82m)

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 over. Electric hob and overhead extractor fan. Space for appliances

Bedroom One

14' max x 12' 6" max (4.27m max x 3.81m max)

Double glazed window. Electric heater. Carpets.

Bedroom Two

10' 6" x 7' 5" (3.20m x 2.26m)

Double glazed window. Electric heater. Carpets.

Bathroom

7' 3" x 5' 7" (2.21m x 1.70m)

Obscure double glazed window. Low level WC.

Pedestal hand wash basin. Side panel bath with overhead shower.

Parking

Shared communal parking.

Garden

Communal gardens.



view this property online williamhbrown.co.uk/Property/BTR110293



welcome to

Falkland Court, Braintree

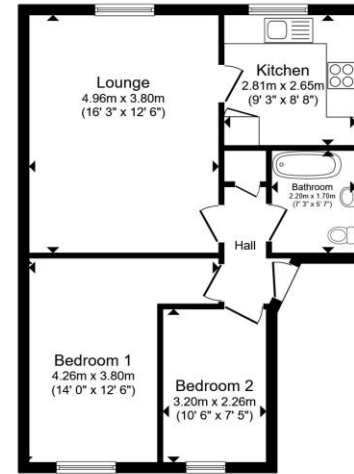
- No Onward Chain
- Two Bedroom Apartment
- Ground Floor
- Popular Fairview Development
- Walking Distance to Local Amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Guide price **£150,000 - £160,000**

Total floor area 53.5 m² (576 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



view this property online [williamhbrown.co.uk/Property/BTR110293](https://www.williamhbrown.co.uk/Property/BTR110293)



Property Ref:
BTR110293 - 0004

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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)

Please note the marker reflects the
postcode not the actual property