



**Lancaster Way, Braintree, CM7 5UL**



**welcome to**

**Lancaster Way, Braintree**

**\*\*GUIDE PRICE £160,000 - £180,000\*\*** William H Brown pleased to offer spacious two-bedroom first-floor apartment, perfectly positioned just a short drive from Braintree Town Centre, easy reach of local amenities, transport links, nearby Primary School, private garden and plenty of on street parking.



### **Hallway**

Storage cupboard. Laminate flooring, Radiator. Doors leading to:-

### **Lounge**

13' 1" + recess x 10' 10" ( 3.99m + recess x 3.30m )

Double glazed windows. Radiator. Laminate flooring.

### **Bedroom One**

9' 10" x 10' 10" ( 3.00m x 3.30m )

Double glazed window. Radiator. Laminate flooring.

### **Bedroom Two**

6' 7" x 11' 2" ( 2.01m x 3.40m )

Double glazed window. Laminate flooring. Radiator. Built in wardrobes

### **Kitchen**

7' 3" x 7' 10" ( 2.21m x 2.39m )

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 oven with four ring gas hob and overhead extractor fan. Plumbing and space for washing machine. Space for fridge freezer.

### **Bathroom**

7' 7" x 4' 7" ( 2.31m x 1.40m )

Obscure double glazed window. Side panel bath and overhead shower. Low level WC. Vanity hand wash basin. Heated towel rail. Fully tiled walls.

### **Garden**

The property ;benefits from its own private rear garden. Mainly laid to lawn and enclosed by panel fencing. Shed. Access gate.



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## Lancaster Way, Braintree

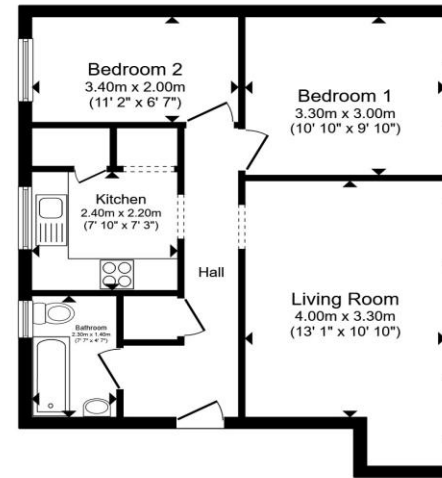
- Two Bedroom Apartment
- First Floor
- Own Private Rear Garden
- Spacious Accommodation
- Easy Access to Town Centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 10.00

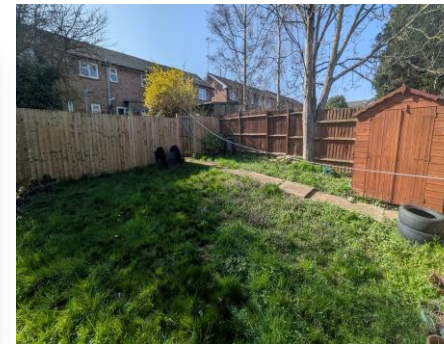
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Guide price **£160,000 - £180,000**

Total floor area 52.7 m<sup>2</sup> (567 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR110200 - 0006

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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