



Connells

Bellamy House New Street
Braintree



Property Description

Step into a world of comfort and convenience with this exceptional two-bedroom ground floor apartment, exclusively designed for those aged 60 and above, benefiting from No Onward Chain making it an ideal opportunity for a smooth and hassle-free purchase.

As one of the only two bedroom apartments in this charming complex, this home boasts its own private entrance, providing you with a sense of independence and tranquility. This home enjoys a generous sized living room/diner, kitchen, shower room and two bedrooms. Ample storage throughout ensures that your treasures and essentials are neatly tucked away.

Experience peace of mind with secure underground residents' parking for your convenience, along with a 24-hour emergency call system and a part-time warden, ensuring support is always just a call away. Furthermore this complex enjoys a residents lounge, well equipped laundry room and an outdoor terrace with a summerhouse.

Situated in a prime location this home is within a stones throw of Braintree Town Centre with an array of amenities, making daily errands and social outings a breeze.

Additionally Braintree Train Station is within a short distance which has direct links to London Liverpool Street, there is also a bus stop within walking distance which provides links to Colchester City Centre and Chelmsford City Centre.

Additionally the A120 and A131 are within easy access.

Entrance Hall

Heater

Living Room/Diner

17' 2" x 11' 2" (5.23m x 3.40m)

Double glazed window to the side aspect, double glazed doors to the side aspect, two storage heaters.

Kitchen

10' 1" max x 6' 9" (3.07m max x 2.06m)

Inset stainless steel sink unit with right hand drainer with cupboard under, working surface to the side with a matching range of wall mounted units with further drawers and cupboards under, space for cooker, dishwasher and fridge-freezer, double glazed window to the front aspect.

Bedroom One

11' 6" max x 10' 9" max (3.51m max x 3.28m max)

Double glazed window to the side aspect, storage cupboard.

Bedroom Two

8' 3" x 7' 3" (2.51m x 2.21m)

Double glazed window to the front aspect, storage cupboard.

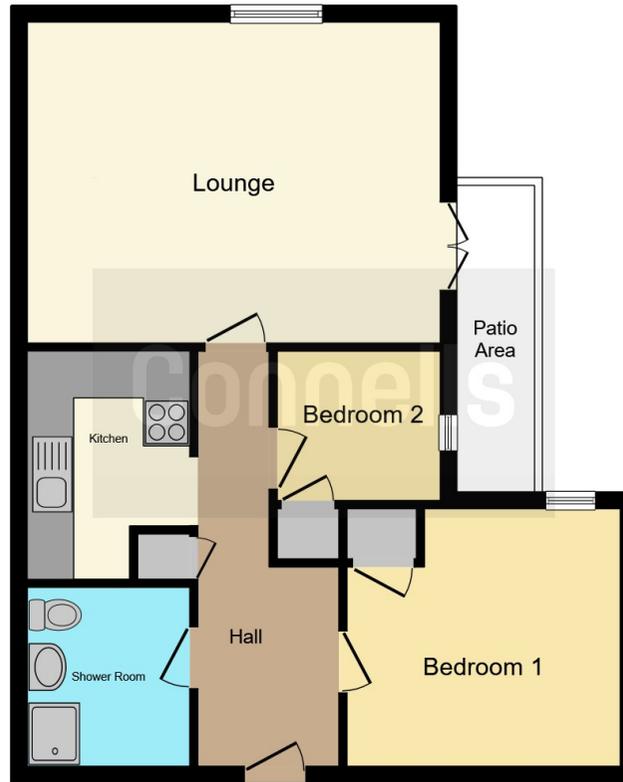
Shower Room

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









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.focalagent.com

To view this property please contact Connells on

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17 Great Square
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EPC Rating: E Council Tax
 Band: B

Service Charge:
 5007.94

Ground Rent:
 347.26

Tenure: Leasehold

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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.



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.

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Property Ref: BRT308430 - 0007