



Connells

Victoria Court Railway Street
Braintree



Property Description

A two bedroom first floor apartment designed for over 60's is the perfect choice for those seeking a peaceful and low maintenance lifestyle, benefiting from No Onward Chain the buyer can move in without any delays or complications.

Step inside to discover a warm and inviting atmosphere with the home enjoying a spacious living room, kitchen, two double bedrooms, shower room and an entrance hall.

The apartment boasts residents' parking for your convenience, along with a 24- hour Appello emergency call system for peace of mind, ensuring support is always just a call away. Indulge in the welcoming atmosphere of the residents lounge or unwind in the delightful communal gardens, designed for relaxation and social engagement. The complex has a lift which services all floors. Additionally this complex benefits from a laundry room.

Enjoy convenience with proximity to local amenities in this charming community setting!

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

Additionally the A120 and A131 are within

easy access.

Entrance Hall

Two storage cupboards, heater.

Living Room

26' x 10' 8" max (7.92m x 3.25m max)

Double glazed window to the rear aspect, heater.

Kitchen

7' 5" max x 7' 5" max (2.26m max x 2.26m max)

Inset sink unit with left 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, space for appliances, double glazed window to the rear aspect.

Bedroom One

15' 8" x 9' 2" (4.78m x 2.79m)

Double glazed window to the rear aspect, built in wardrobe, heater.

Bedroom Two

15' 4" x 9' 2" max (4.67m x 2.79m max)

Double glazed window to the rear aspect, heater.

Shower Room

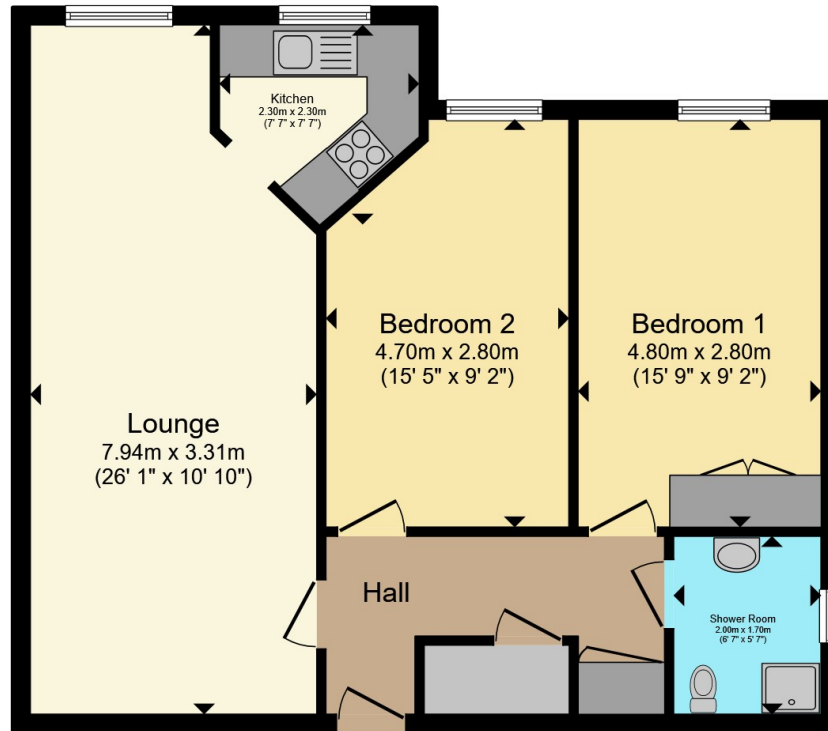
Low level WC, vanity hand wash basin with

cupboard under, walk in shower cubicle,
double glazed window to the side aspect.









Total floor area 67.2 m² (724 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



To view this property please contact Connells on

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

Service Charge: 4491.72

Ground Rent: 907.14

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308546

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2001. 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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Property Ref: BRT308546 - 0005