



Parmenter Grange, High Garrett, Braintree, CM7 5NQ

welcome to

Parmenter Grange, High Garrett, Braintree

An impressive two bedroom duplex apartment set within the beautiful gated Victorian conversion of Parmenter Grange, offering character features, modern living and access to landscaped communal grounds, all positioned in the sought-after hamlet of High Garrett.



Hallway

Landing

Bathroom

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

Bedroom One

15' 2" max x 15' 2" max (4.62m max x 4.62m max)

Bedroom Two

11' 3" x 10' 10" (3.43m x 3.30m)

Study

11' 2" x 10' 6" (3.40m x 3.20m)

Lounge / Kitchen

12' 1" max x 20' 10" max (3.68m max x 6.35m max)

Communal Gardens

Allocated Parking



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Parmenter Grange, High Garrett, Braintree

- Open Plan 21' DUAL ASPECT
- Two DOUBLE Bedroom
- Duplex Apartment
- Prestigious Development HISTORIC Building
- IMMACULATELY PRESENTED Throughout

Tenure: Leasehold EPC Rating: D

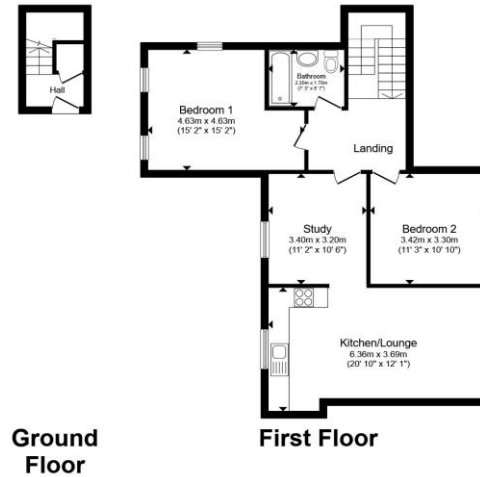
Council Tax Band: C Service Charge: 3100.00

Ground Rent: Ask Agent

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.

offers in excess of

£240,000



Total floor area 77.1 m² (830 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:
BTR110250 - 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.

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