



## RIFLE HILL, BRAINTREE

GUIDE PRICE – £135,000

- NO ONWARD CHAIN
- ONE BEDROOM FIRST FLOOR APARTMENT
- LIVING ROOM DINER
- KITCHEN WITH BREAKFAST BAR
- TELEPHONE ENTRY SYSTEM
- THREE PIECE FAMILY BATHROOM
- LARGE STORAGE CUPBOARDS
- COMMUNAL GARDENS
- CASUAL PARKING
- WALKING DISTANCE TO BRAINTREE TOWN CENTRE AND RAILWAY STATION

We are delighted to offer this well presented 1 bedroom purpose built apartment on the edge of John Ray Park, in the heart of Braintree. The first floor apartment offers a generous double bedroom, a fitted kitchen with breakfast bar, living room diner and family bathroom. The property also boast ample hallway storage. Externally, the property benefits from a well-kept communal garden and casual bay parking, whilst being within walking distance of the town centre and Railway Station.





With composite and obscure glazed entrance door opening into;

### **Entrance Hall**

With ceiling lighting, wall mounted fuseboard, 3 large storage cupboards and one airing cupboard housing hot water cylinder and slatted shelving, telephone and power points, wood effect laminate flooring, doors to rooms.

### **Living Room 12'4" x 9'10"**

With window to rear, wall mounted electric radiator, ceiling lighting, tv and power points, fitted carpet.

### **Kitchen 12'4" x 7'6"**

Comprising an array of base level cupboards and drawers with granite effect rolled work surfaces and tiled splashback, 1  bowl single drainer stainless steel sink unit with mixer tap, window to rear, ceiling lighting, breakfast bar, recesses with power and plumbing for freestanding white goods of oven, washing machine and fridge freezer, ceiling lighting, tiled flooring.

### **Bedroom 11'4" x 10'9"**

With window to side, wall mounted electric radiator, ceiling lighting, tv and power points, fitted carpet.

### **Family Bathroom**

Comprising a three piece suit of panel enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin with twin taps, close couple wc, full tiled surround, obscure window to side, ceiling lighting, wall mounted electric heater, further wall mounted chromium heated towel rail, tiled flooring.



# OUTSIDE

## Externals

Externally, the property benefits from a well-kept communal garden and casual parking bays.

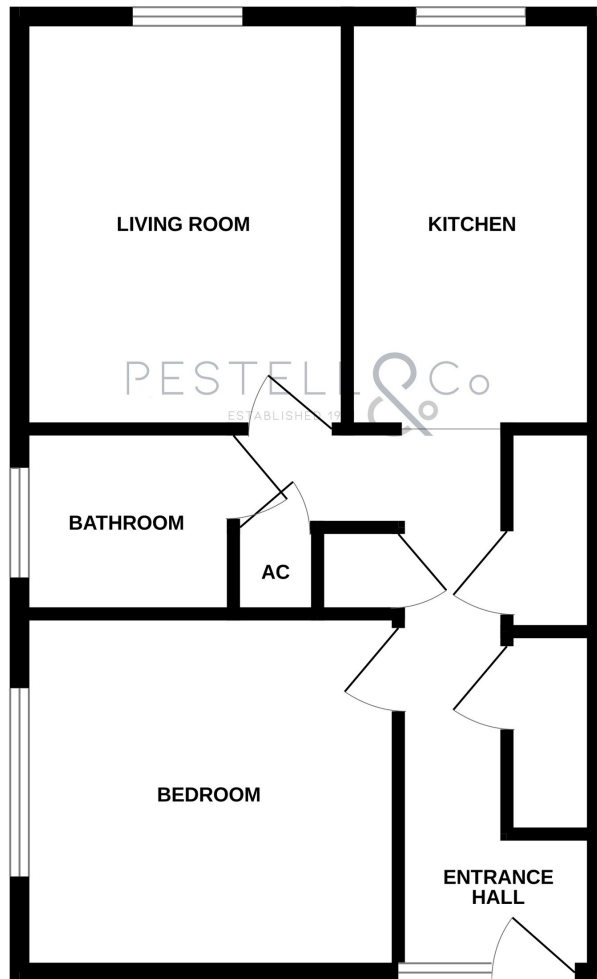


# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN



TOTAL FLOOR AREA: 496 sq.ft. (46.0 sq.m.) approx.

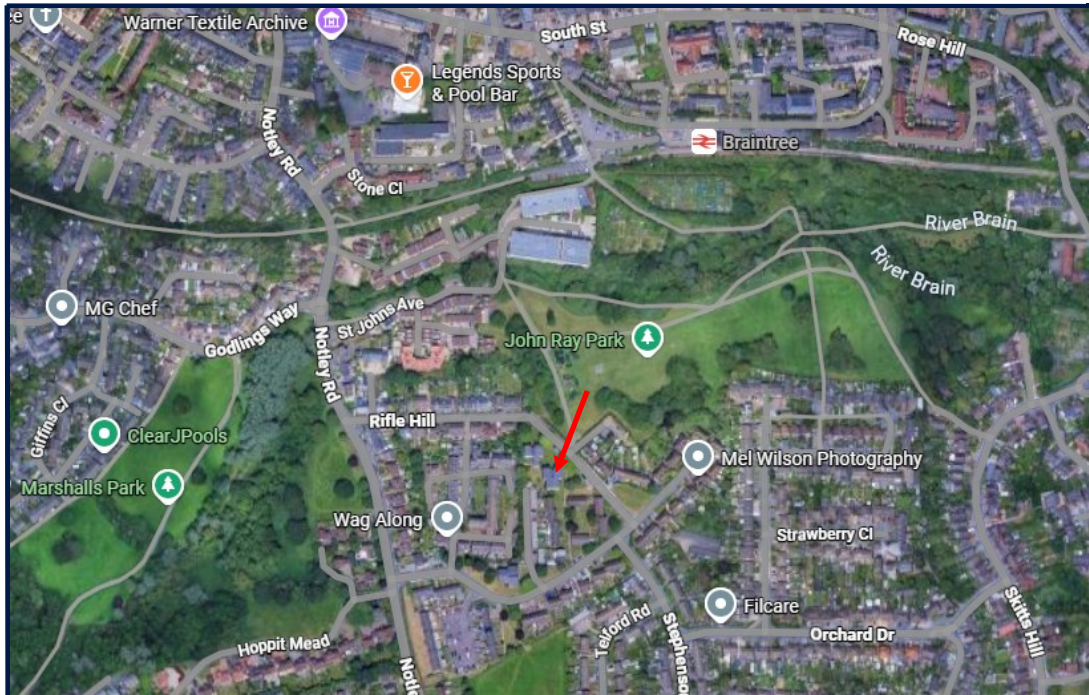
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# GENERAL REMARKS & STIPULATIONS

Rifle Hill is positioned on the edge of John Ray Park located centrally within Braintree. Within walking distance is the popular Freeport outlet shopping village and Braintree town centre with its excellent all round shopping facilities and railway station with services to London (Liverpool Street). Notley High School and John Ray Primary School are also close by.

## DIRECTIONS



## FULL PROPERTY ADDRESS

66 Rifle Hill, Braintree, Essex, CM7 1DQ

## SERVICES

Electric heating, mains water and drainage

Lease Length - 89 years remaining

Service Charge - £915.14

Ground Rent - TBC

## COUNCIL TAX BAND

Band A

## LOCAL AUTHORITY

Braintree District Council, Causeway House,  
Bocking End, Braintree, Essex CM7 9HB

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 23/04/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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