



**Wright Court, Panfield Lane, Braintree, CM7 2TU**



**welcome to**

**Wright Court, Panfield Lane, Braintree**

NO ONWARD CHAIN — William H Brown are pleased to offer this bright and spacious two-bedroom ground floor apartment, ideally located within walking distance of Braintree Town Centre.



### **Hallway**

Radiator. Storage cupboard housing boiler. Cupboard housing water softener. Cupboard housing washing machine & tumble dryer. Airing cupboard.

### **Lounge / Diner**

21' 3" max x 25' 1" max ( 6.48m max x 7.65m max )

L-shaped. Double glazed window to front and rear aspect with additional secondary glazing. Sunny aspect with double glazed French doors to shared garden. Three radiators. Feature fireplace.

### **Kitchen**

10' 5" x 6' 7" ( 3.17m x 2.01m )

Double glazed window to front aspect with additional secondary glazing. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Built in double oven. Four ring induction hob with overhead extractor fan. Space for fridge freezer. Integrated slimline dishwasher.

### **Bedroom One**

16' x 9' 8" max ( 4.88m x 2.95m max )

Double glazed window to front aspect with additional secondary glazing. Radiator.

### **En-Suite Cloakroom**

Low level WC. Hand wash basin. Heated towel rail.

### **Bedroom Two**

12' 3" x 10' 6" ( 3.73m x 3.20m )

Double glazed window to side aspect with additional secondary glazing. Radiator.

### **Wet Room**

Two obscure double glazed windows to front aspect with additional secondary glazing. Electric shower. Low level WC. Wall mounted hand wash basin. Tiled walls.

### **Exterior**

Secure gated entrance with entry phone. One allocated parking space and three visitors spaces. Landscaped shared gardens.



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welcome to

## Wright Court, Panfield Lane, Braintree

- No Onward Chain
- Two Bedrooms
- Ground Floor Apartment
- Walking Distance to Braintree Town Centre
- French Doors Opening to Shared Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1490.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£230,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109601 - 0010

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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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