

Cox's Yard, Rayne Road,Braintree CM7 2QH

william h brown

welcome to

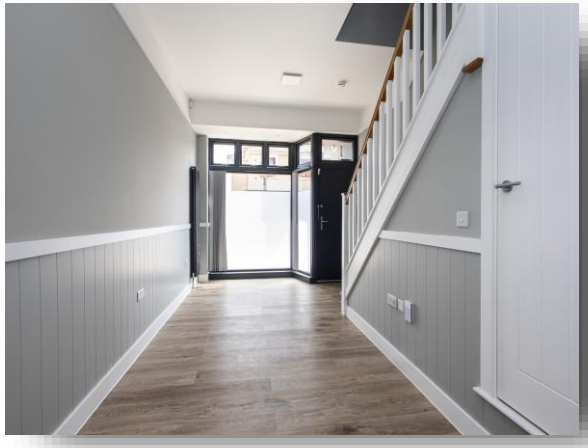
Cox's Yard, Rayne Road, Braintree

Cox's Yard, Braintree is an exclusive collection of beautifully designed one-bedroom homes, thoughtfully created for modern living with energy efficiency and security in mind. Perfect for first-time buyers, downsizers and investors alike, these stylish properties combine contemporary interiors with practical layouts, offering comfortable and low-maintenance living in a desirable Braintree location.

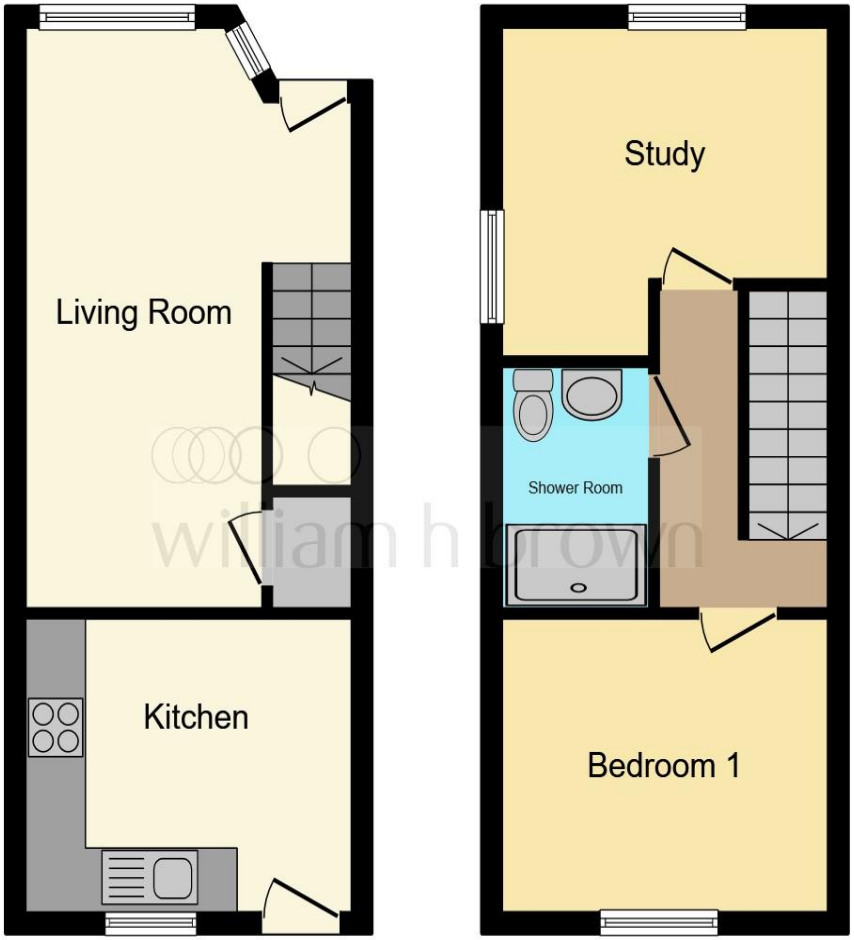
Each home has been finished to a high standard, featuring open-plan living spaces, well-appointed kitchens and spacious bedrooms designed to maximise light and space. Residents will benefit from excellent local amenities, convenient transport links and easy access to Braintree town centre, making Cox's Yard an ideal place to call home.

Offering an exceptional opportunity to step onto the property ladder or secure a smart investment, Cox's Yard delivers modern living in a thriving Essex market town.









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

Agent's Notes

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Estate charge - £946.66 p/a including fibre optic broadband - (£78.89 p/m)

*Developer t's & c's apply

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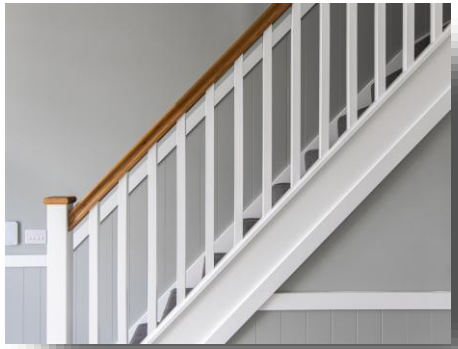
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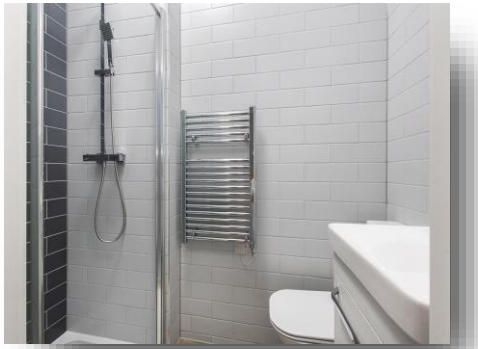
- 10'9'' x 8'5'' 1st floor study
- Town centre location
- Ring doorbell & alarm system
- Highly energy efficient Mitsubishi heat pump
- No ground rent and service charge capped for 5 years

Tenure: Freehold EPC Rating: C

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110808

The Property Ombudsman

Property Ref:
BTR110808 - 0002

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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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