



**Saunders House, Manor Street, Braintree, CM7 3BD**

**welcome to**

**Saunders House, Manor Street, Braintree**

**\*\* 45% SHARED OWNERSHIP \*\*** William H Brown are pleased to offer this stunning two bedroom top floor penthouse apartment with incredible panoramic views. This has to be one of the best apartments in the whole of Braintree offering approximately 73 m sq roof terrace and balcony.



### **Open Plan Kitchen / Lounge**

12' 4" x 29' ( 3.76m x 8.84m )

L'shaped. Double glazed windows. Multiple double glazed doors leading to terrace. Radiator. Storage cupboards. Radiator. Laminate flooring. 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. integrated oven. Four ring electric hob. Over head extractor fan. Integrated appliances.

### **Utility Area**

Wall mounted boiler. Plumbing and space for washing machine. Heat recovery ventilation system. Full fibre broadband.

### **Bedroom One**

12' 4" x 13' 1" ( 3.76m x 3.99m )

Double glazed window. Carpets. Radiator. Double glazed door leading to balcony.

### **En-Suite**

4' 7" x 9' 7" ( 1.40m x 2.92m )

Obscure double glazed window. Walk in shower cubicle. Low level WC. Wall mounted hand wash basin.

### **Bedroom Two**

12' 4" x 13' 1" ( 3.76m x 3.99m )

Double glazed windows. Double glazed door leading to balcony. Radiator. Carpets.

### **Terrace**

Large paved seating area.

### **Bathroom**

6' 11" x 6' 11" ( 2.11m x 2.11m )

Side panel bath with hot and cold mixer tap and shower attachment. Low level WC. Wall mounted hand wash basin. Heated towel rail.

### **Parking**

Secure Underground Parking with Remote Sensor



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## Saunders House Manor Street, Braintree

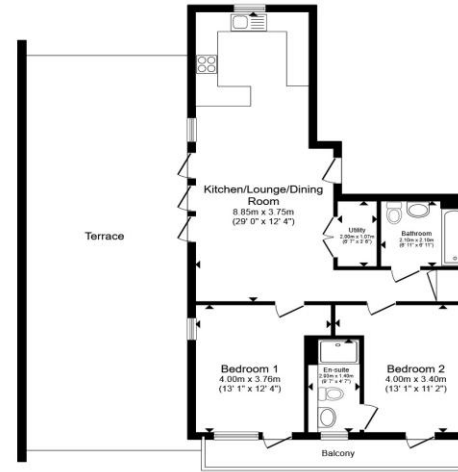
- Penthouse House Apartment
- Panoramic Views
- Roof Terrace is Approximately 73m sq and Balcony
- Two Double Bedrooms
- En-Suite

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2028.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 70.7 m<sup>2</sup> (761 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

£108,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

BTR110701 - 0003

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



william h brown



01376 320018



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



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