



Lancaster Way, Braintree, CM7 5UL

welcome to

Lancaster Way, Braintree

GUIDE PRICE £160,000-£180,000 William H Brown pleased to offer spacious two-bedroom first-floor apartment, perfectly positioned just a short drive from Braintree Town Centre, easy reach of local amenities, transport links, nearby Primary School and benefits from its own private garden.



Hallway

Storage cupboard. Laminate flooring, Radiator. Doors leading to:-

Lounge

13' 1" + recess x 10' 10" (3.99m + recess x 3.30m)

Double glazed windows. Radiator. Laminate flooring.

Bedroom One

9' 10" x 10' 10" (3.00m x 3.30m)

Double glazed window. Radiator. Laminate flooring.

Bedroom Two

6' 7" x 11' 2" (2.01m x 3.40m)

Double glazed window. Laminate flooring. Radiator. Built in wardrobes

Kitchen

7' 3" x 7' 10" (2.21m x 2.39m)

Double glazed window. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven with four ring gas hob and overhead extractor fan.

Plumbing and space for washing machine. Space for fridge freezer.

Bathroom

7' 7" x 4' 7" (2.31m x 1.40m)

Obscure double glazed window. Side panel bath and overhead shower. Low level WC. Vanity hand wash basin. Heated towel rail. Fully tiled walls.

Garden

The property ;benefits from its own private rear garden. Mainly laid to lawn and enclosed by panel fencing. Shed. Access gate.



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welcome to

Lancaster Way, Braintree

- Two Bedroom Apartment
- First Floor
- Own Private Rear Garden
- Spacious Accommodation
- Easy Access to Town Centre

Tenure: Leasehold EPC Rating: C

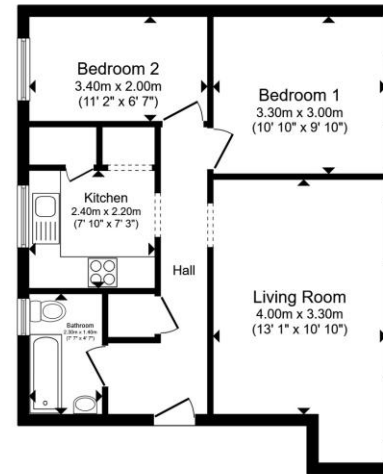
Council Tax Band: A Service Charge: 1200.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000 - £180,000



Total floor area 52.7 m² (567 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:

BTR110200 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01376 320018



braintree@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)