White Rise, Brownrigg Drive, Braintree, CM7 5GU

william
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welcome to

White Rise, Brownrigg Drive, Braintree

A well presented 2 bedroom upper floor apartment offering a spacious open-plan kitchen/living area, en-suite to the master bedroom, allocated parking and modern accommodation throughout. Ideally situated within easy reach of Braintree town, local amenities, transport links and countryside walks.

Hallway
Storage cupboard, Radiator. Doors leading to:-

Lounge / Kitchen
22' x 12' 6" + recess (6.71m x 3.81m + recess)
Lounge area - Double glazed window, Radiator. Carpets.
Kitchen area - Double glazed windows. 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. Four ring gas hob. Overhead extractor fan. Integrated fridge freezer. Plumbing and space for washing machine. Radiator. Laminate flooring. Wall mounted boiler. Inset spot lights.

Bedroom One
12' 6" + recess x 6' 11" (3.81m + recess x 2.11m)
Double glazed window. Radiator. Carpets. Fitted wardrobes. Door leading to:-

En-Suite
9' 3" x 4' 3" (2.82m x 1.30m)
Walk in shower. Low level WC. Vanity hand wash basin.

Bedroom Two
10' 8" max x 8' 10" (3.25m max x 2.69m)
Double glazed window. Radiator. Carpets.

Bathroom
6' 5" x 5' 7" (1.96m x 1.70m)
Obscure double glazed window. Side panel bath. Low level WC. Pedestal hand wash basin, Radiator.

Parking
Allocated parking space.

Communal Garden
View over The River Pant

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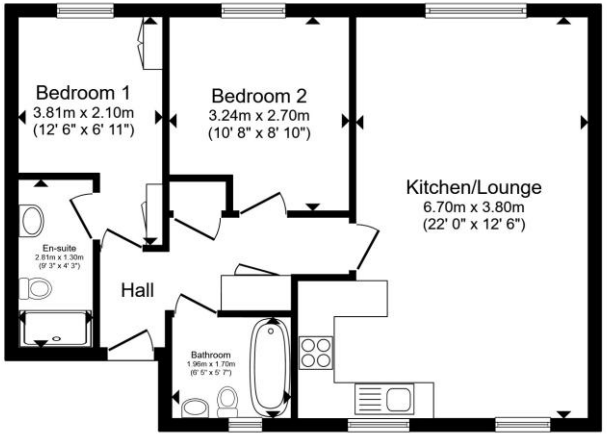
White Rise, Brownrigg Drive, Braintree

- Two-Bedroom Upper Floor Apartment
- Spacious Open-Plan Kitchen/Living Area
- Master Bedroom with En-Suite Shower Room
- Allocated Parking
- Ideal First-Time Purchase or Investment Opportunity

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B Service Charge: 2267.00
Ground Rent: 235.00

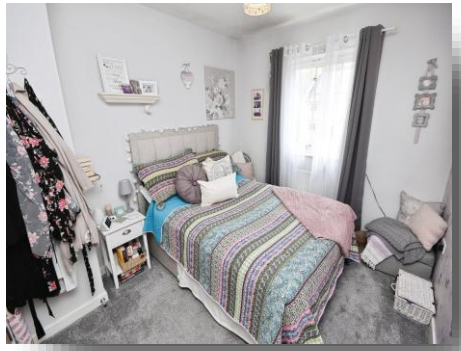
This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 59.4 m² (640 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

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110142

The Property Ombudsman

Property Ref:
BTR110142 - 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.

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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.