

The Yard, Braintree, CM7 3TY

william h brown

welcome to

The Yard, Braintree

GUIDE PRICE £170,000-£175,000 William H Brown are pleased to offer this well-presented two-bedroom first-floor apartment, featuring spacious accommodation, allocated parking and a convenient location within walking distance of Braintree Town Centre, the train station and bus links.













Hallway
Storage heater. Storage cupboard. Doors leading to:-

Lounge
21' x 12' 10" (6.40m x 3.91m)
Double glazed window. Storage heater. Carpets.

Kitchen
6' 11" x 9' 10" (2.11m x 3.00m)
Double glazed window. 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. Overhead extractor fan. Space for fridge freezer. Plumbing and space for washing machine.

Bedroom One
9' 10" x 11' 2" (3.00m x 3.40m)
Double glazed window. Electric heater. Built in wardrobe. Carpets.

Bedroom Two
10' 6" x 6' 3" (3.20m x 1.91m)
Double glazed window. Electric heater. Carpets.

Bathroom
6' 7" x 6' 7" (2.01m x 2.01m)
Obscure double glazed window. Side panel bath with overhead shower. Low level WC. Pedestal hand wash basin. Heated towel rail. Extractor fan.

Communal Garden

Parking
Allocated parking space.

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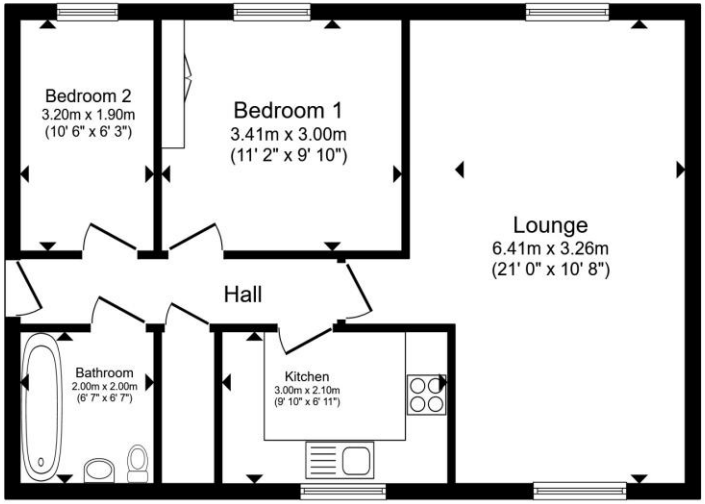
- First Floor Apartment
- Two Bedrooms
- Spacious Lounge/Diner
- Allocated Parking Space
- Walking Distance to Town Centre

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1773.00
Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

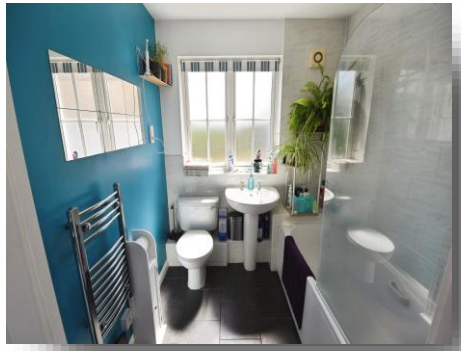
£170,000 - £175,000



Total floor area 60.4 m² (650 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

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Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110437

The Property Ombudsman

Property Ref:
BTR110437 - 0004

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