



Templeton Court, Railway Street, Braintree, CM7 3JD

welcome to

Templeton Court, Railway Street, Braintree

****GUIDE PRICE £140,000 - £150,000**** William H Brown are pleased to offer this spacious, well-presented one-bedroom ground floor apartment, ideally located in the heart of Braintree within walking distance of the High Street, railway station, and with easy access to the A120.



Hallway

Entry phone. Radiator. Carpets. Doors leading to:-

Lounge Area

15' max x 11' 9" max (4.57m max x 3.58m max)

Double glazed windows. Radiators. Carpets. Pendant lighting. Storage cupboard.

Kitchen Area

9' 1" x 7' 3" (2.77m x 2.21m)

Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Integrated oven. Four ring gas hob. Overhead extractor fan. Integrated fridge freezer, dishwasher and washing machine.

Bedroom

15' max x 11' 9" max (4.57m max x 3.58m max)

Double glazed window. Radiator. Carpets. Pendant lighting.

Bathroom

6' 3" x 6' 3" (1.91m x 1.91m)

Side panel bath with hot and cold mixer tap and shower attachment. Wall mounted hand wash basin and low level WC enclosed in a vanity unit.

Communal Gardens

Parking

Allocated parking for one car.



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welcome to

Templeton Court Railway Street, Braintree

- NO ONWARD CHAIN
- One Bedroom Ground Floor Apartment
- Spacious and Well Presented
- Walking Distance to High Street & Railway Station
- Double Glazed

Tenure: Leasehold EPC Rating: C

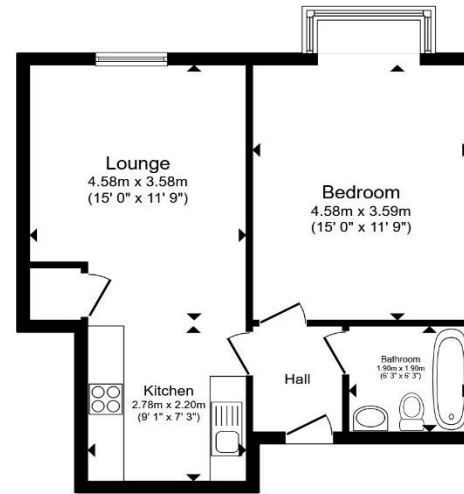
Council Tax Band: B Service Charge: 1431.52

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000 - £150,000



Total floor area 49.6 m² (534 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:
BTR110335 - 0005

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

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