



Monken Hadley House, Monken Hadley, BRAINTREE, CM7 5GQ

welcome to

Monken Hadley House, Monken Hadley, BRAINTREE

****GUIDE PRICE £260,000 - £270,000**** William H Brown are delighted to present this spacious two-bedroom ground-floor apartment in the prestigious Monken Hadley House. Set just north of Braintree and surrounded by a beautiful countryside, it offers a superb blend of style, space and tranquillity.



Entrance Hallway

Doorway leading to:-

Study

8' 5" x 5' 2" (2.57m x 1.57m)

Window to side aspect. Radiator.

Lounge

23' 8" into bay x 17' 4" (7.21m into bay x 5.28m)

Full length bay window to side aspect. Feature fireplace. Radiator.

Kitchen

9' 3" x 7' 9" (2.82m x 2.36m)

Window to side aspect. Range of matching base and eye level units with work surface over incorporating sink drainer with hot and cold mixer tap. Built in double oven. Electric hob and overhead extractor fan. Integrated appliances.

Inner Hallway

Doors leading to:-

Bedroom One

12' 8" max x 9' 4" max (3.86m max x 2.84m max)

Two windows to rear aspect. Built in cupboard. Radiator.

Bedroom Two

10' x 9' 8" (3.05m x 2.95m)

Window to rear aspect. Built in cupboards. Radiator.

Shower Room

Walk in double shower cubicle. Low level WC. Wall mounted hand wash basin. Heated towel rail. Tiled flooring.

Parking

Two allocated parking spaces.

Communal Gardens

Set in grounds of 3.5 acres

Agent Note

We have been advised by the Vendor that there is a planned upgrade to the windows which will provide double glazing.



view this property online williamhbrown.co.uk/Property/BTR109988



welcome to

Monken Hadley House, Monken Hadley, BRAINTREE

- Converted Apartment
- Two Parking Spaces
- Two Double Bedrooms
- Period Features
- Set in 3.5 Acres of Communal Gardens

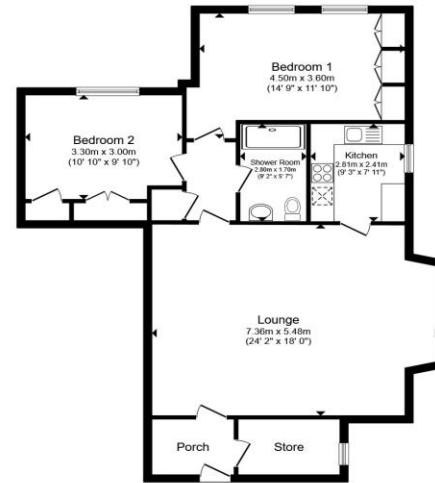
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

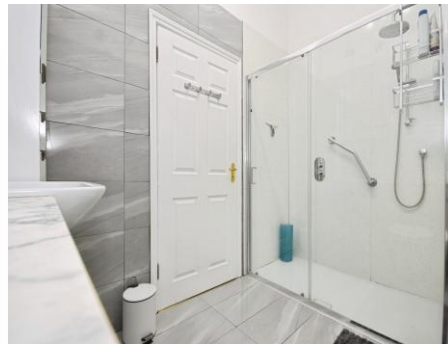
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide price **£260,000 - £270,000**



Total floor area 94.4 m² (1,016 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

view this property online [williamhbrown.co.uk/Property/BTR109988](https://www.williamhbrown.co.uk/Property/BTR109988)



Property Ref:
BTR109988 - 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.

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)