



**Connells**

Swinborne House Perryfields  
Braintree



## Property Description

Whether you are a first time buyer looking for your own space or an investor looking for a profitable buy-to-let option, this two bedroom first floor apartment is the perfect choice.

This property benefits from No Onward Chain which makes the buying process smoother and hassle-free.

The home itself is spacious, allowing for plenty of natural light to flow through the rooms. The property benefits from an entrance hall, an impressive 25' open plan living room/ kitchen, family bathroom and two well appointed bedrooms with the master bedroom benefiting from an en-suite shower room.

Additionally, the convenience of having parking for one makes this apartment a practical choice.

This home offers the convenience of easy access to amenities, reputable schooling, Braintree Village and transportation including being a stones throw from Braintree Train Station with links to London Liverpool Street.

Additionally the A120 and A131 with links to Chelmsford City and Stansted Airport offer great commuting links nearby.

With its prime location and ample living space, it truly offers the best of both worlds.

## Entrance Hall

Two storage cupboards, radiator.

## Open Plan Living Room/Kitchen

25' 4" x 16' 5" ( 7.72m x 5.00m )

Two double glazed windows to the front aspect, two radiators.

Inset stainless steel sink unit one and a half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, integrated fridge-freezer and washing machine, double glazed window to the front aspect.

## Bedroom One

15' 5" x 10' 9" ( 4.70m x 3.28m )

Double glazed window to the rear aspect, radiator.

## En-Suite Shower Room

Low level WC, pedestal hand wash basin, walk in shower cubicle.

## Bedroom Two

15' 5" x 8' 10" ( 4.70m x 2.69m )

Double glazed window to the rear aspect, radiator.

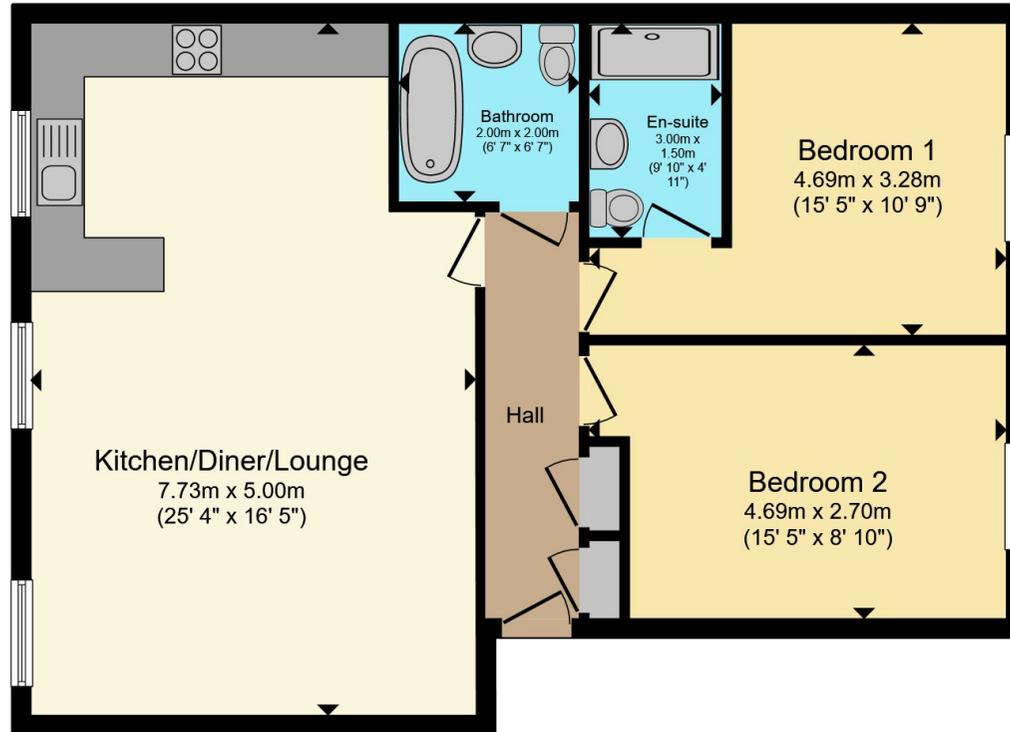
## Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, paneled bath with shower attachment, heated towel rail.









Total floor area 78.1 m<sup>2</sup> (841 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](http://www.propertybox.io)



To view this property please contact Connells on

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17 Great Square  
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EPC Rating: B Council Tax Band: B

Service Charge: 2085.76

Ground Rent: 450.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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Property Ref: BRT307688 - 0002