



# PESTELL & Co

ESTABLISHED 1991



JUTLAND COURT, BRAINTREE  
GUIDE PRICE: £185,000

2 BEDROOM FIRST FLOOR APARTMENT | OPEN PLAN KITCHEN LIVING ROOM DINER | MASTER BEDROOM WITH EN-SUITE | OFF STREET RESIDENTS PERMIT PARKING | CLOSE WALKING DISTANCE TO LOCAL AMENITIES

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100



## THE PROPERTY

A first floor, two double bedroom, apartment in the popular location of Jutland Court that is within walking distance to local amenities. The property comprises of a bright kitchen living room diner, a master bedroom with en-suite, a second double bedroom and three piece bathroom suite. The property also benefits from a telephone entry system and residential permit parking.



## ENTRANCE HALL

KITCHEN LIVING  
ROOM DINER  
20'2" MAX X 12'  
MAX





BEDROOM 1 11'11" X 8'7"

EN-SUITE

BEDROOM 2 10'2 X 8'7

FAMILY BATHROOM





With panel fire door opening into:

#### ENTRANCE HALL

With ceiling lighting, smoke alarm, wall mounted radiator, wall mounted telephone entry system, power points, fitted carpets and doors to rooms.

#### OPEN PLAN LIVING ROOM DINER KITCHEN 20'2" X 12'

Kitchen area comprising an array of eye and level based cupboards and drawers, complementary quartz effect rolled square edge work surfaces and splash back, single bowl, single drainer stainless steel sink with mixer tap, a four ring electric hob with oven under with splash back and extractor fan above integrated fridge freezer, integrated dish washer, integrated washer dryer, inset ceiling lighting, smoke alarm, an array of power points, wood effect vinyl flooring flowing through into:

Living area comprising of ceiling lighting, wall mounted radiator, cupboard housing combination boiler, smoke alarm, TV, telephone and power points.

#### BEDROOM 1 11'11" X 8'7"

With large window to front, ceiling lighting, wall mounted radiator, TV, telephone and power points, fitted carpet and door through to:

#### EN-SUITE

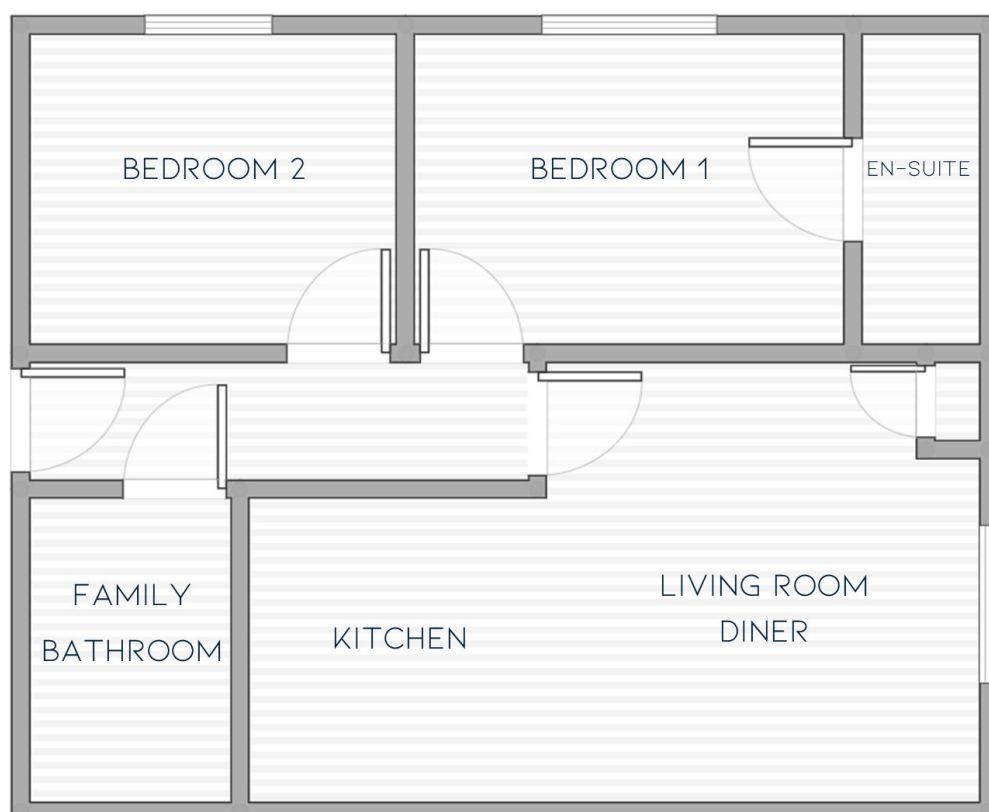
Comprising a fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin, with mixer tap and tiled splash back, closed couple W/C, chromium heated towel rail, extractor fan, inset ceiling downlighting and wood effect vinyl flooring.

#### BEDROOM 2 10'2" X 8'7"

With window to front, ceiling lighting, wall mounted radiator, TV & power points and fitted carpet.

#### FAMILY BATHROOM

Comprising a three piece suite of a panel enclosed bath with mixer tap and shower attachment over, half tiled surround, closed couple W/C, wall mounted wash and basin with mixer tap and tiled splash back, inset ceiling lighting, extractor fan, chromium heated towel rail and wood effect laminate flooring.



## OUTSIDE

The property enjoys residents permit parking as well being within walking distance to local amenities.



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

# Energy Performance Certificate



2, Jutland Court, BRAINTREE, CM7 9GJ

Dwelling type: Mid-floor flat  
Date of assessment: 17 October 2017  
Date of certificate: 17 October 2017

Reference number: 9954-3843-7106-9593-5495  
Type of assessment: SAP, new dwelling  
Total floor area: 49 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 822

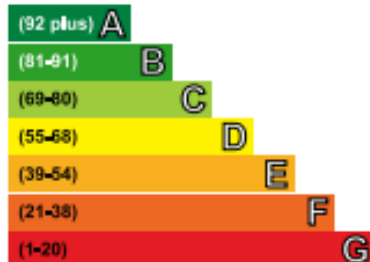
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 117 over 3 years	Not applicable
Heating	£ 468 over 3 years	£ 468 over 3 years	
Hot Water	£ 237 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 822</b>	<b>£ 822</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
83	83

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## THE LOCATION

**Jutland Court** is located within easy reach of many Braintree amenities including the town centre, Braintree outlet shopping village and railway station's. The nearby A120 provides easy access to the M11 and Stansted Airport which offers rail links to London Liverpool Street.



GENERAL REMARKS &  
STIPULATIONS

Folio D3231

FULL ADDRESS

2 Jutland Court, Braintree, Essex, CM7 9GJ

SERVICES

Mains electricity, gas and water

LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB  
01376 552525

COUNCIL TAX BAND

Band B

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 29 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN  
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?