



Not for marketing purposes INTERNAL USE ONLY

Albert Court Railway Street
Braintree



Property Description

****Guide Price £80,000-£90,000****

Discover the perfect blend of comfort and convenience with this one bedroom upper floor over 60's apartment which is the perfect choice for those seeking a peaceful and low maintenance lifestyle.

This property benefits from No Onward Chain therefore the buyer can move in without any delays or complications.

The apartment itself is spacious and enjoys a entrance hall, living room, kitchen, bedroom with built in wardrobes and a wet room.

The apartment boasts residents' parking for your convenience, along with a 24- hour Appello emergency call system for peace of mind, ensuring support is always just a call away. Indulge in the welcoming atmosphere of the residents lounge, guest room and laundry room or unwind in the delightful communal gardens, designed for relaxation and social engagement. The complex has a lift which services all floors.

Enjoy convenience with proximity to local amenities in this charming community setting!

Furthermore this home is a short distance to Braintree Town Centre and Braintree Train Station which direct links to London Liverpool Street, there is also a bus stop within walking distance which provides links to the Town Centre, Colchester City Centre and

Chelmsford City Centre.

Additionally the A120 and A131 are within easy access.

Entrance Hall

Storage cupboard.

Living Room

22' 8" x 10' 6" (6.91m x 3.20m)

Double glazed window to the rear aspect, heater.

Kitchen

Inset stainless steel sink unit 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, space for fridge and freezer, double glazed window to the rear aspect.

Bedroom

Double glazed window to the rear aspect, built in mirror fronted wardrobes, heater.

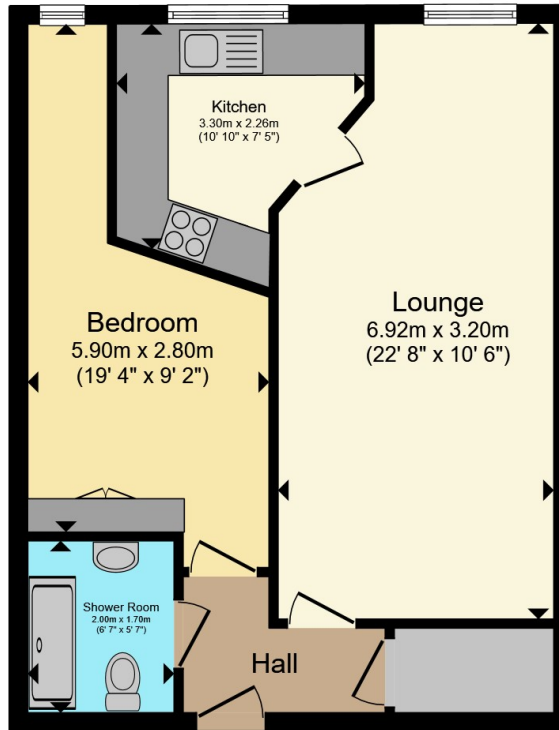
Wet-Room

Low level WC, hand wash basin, shower area with wall attachment.









Total floor area 48.8 m² (526 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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T 01376 552 222
E braintree@connells.co.uk

17 Great Square
 BRAINTREE CM7 1TX

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BRT308671 - 0002