



Connells

Courtauld's Mews
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 ground-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 a generous sized living room/diner, kitchen, two bedrooms and bathroom.

Additionally, the convenience of having a dedicated car space, makes this apartment a practical choice. Communal gardens and storage facilities are available.

Enjoy convenience with proximity to local amenities such as Tesco, pharmacies, hairdressers and more.

This home is situated in a central location and is in a short distance to Braintree Train Station which has direct links to London Liverpool Street, there is also a bus stop within walking distance which provides links to Colchester City Centre and Chelmsford City Centre.

Additionally the A120 and A131 are within easy access.

Living Room

14' 4" x 9' 7" (4.37m x 2.92m)

Double glazed sash window to the front aspect, radiator, open access to the kitchen

Kitchen

7' 10" x 7' (2.39m x 2.13m)

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, space for appliances, radiator, double glazed sash window to the front aspect.

Bedroom One

12' 6" x 12' 6" (3.81m x 3.81m)

Double glazed sash window with fitted blind to the rear aspect, radiator.

Bedroom Two

10' 10" x 6' 7" (3.30m x 2.01m)

Double glazed sash window with fitted blind to the rear aspect, radiator.

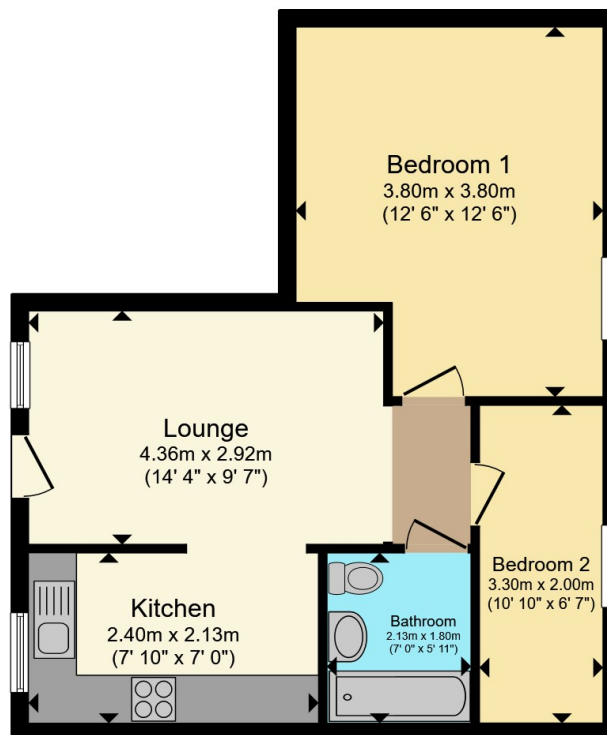
Bathroom

Low level WC, pedestal hand wash basin, panelled bath with shower unit above, radiator.









Total floor area 44.0 m² (474 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



To view this property please contact Connells on

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17 Great Square
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EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1317.80

Ground Rent:
 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308781

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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