



Albert Court, Railway Street, Braintree, CM7 3JU

welcome to

Albert Court, Railway Street, Braintree

NO ONWARD CHAIN! William H Brown proudly presents this spacious two-bedroom ground floor retirement property with patio door to garden. This is exclusively for the over 60s Offering comfort, convenience a relaxed lifestyle



Hallway

Electric storage heater. Storage cupboards. Carpets.
Doors leading to:-

Lounge / Diner

26' 5" max x 10' 6" max (8.05m max x 3.20m max)
Double glazed door to communal garden. Feature fireplace. Electric storage heater. Emergency pull cord. Doors leading to:-

Kitchen

Irregular Shaped Room 7' 7" x 7' 4" (2.31m x 2.24m)
Double glazed window. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer taps. Built in oven. Four ring electric hob. Extractor fan. Space for under counter fridge and freezer. Emergency pull cord.

Bedroom One

15' 9" x 9' 2" (4.80m x 2.79m)
Double glazed window. Electric storage heater. Built in wardrobe. Carpets. Emergency pull cord.

Bedroom Two

Irregular Shaped Room 16' 1" x 9' 2" (4.90m x 2.79m)
Double glazed window. Electric storage heater. Carpets. Emergency pull cord.

Shower Room

6' 7" x 5' 7" (2.01m x 1.70m)
Walk in shower cubicle. Low level WC. Vanity hand wash basin. Fully tiled walls. Emergency pull cord.

External

Communal gardens. Allocated registered parking. Visitors parking.



view this property online williamhbrown.co.uk/Property/BTR110604



welcome to

Albert Court Railway Street, Braintree

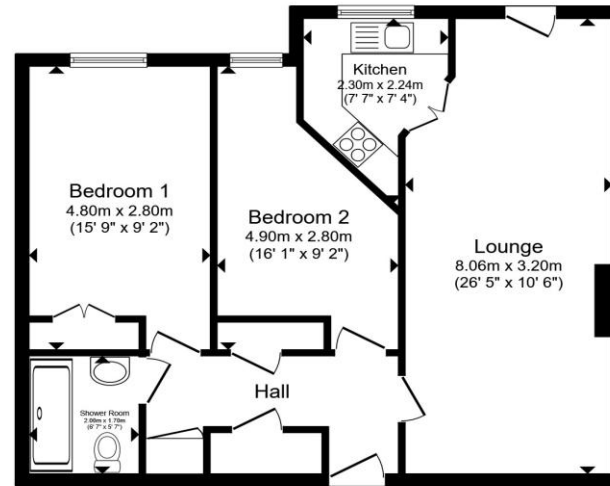
- Two Bedroom Apartment
- Ground Floor Retirement
- Communal Gardens
- Communal Lounge & Laundry Room
- Double Glazing

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 5203.74

Ground Rent: 450.00

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



£140,000

Total floor area 65.9 m² (710 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

william
h brown



view this property online williamhbrown.co.uk/Property/BTR110604



Property Ref:
BTR110604 - 0004

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

Please note the marker reflects the
postcode not the actual property