

Connells

Victoria Court Railway Street
Braintree

Victoria Court Railway Street
Braintree CM7 3JZ

for sale guide price
£70,000







Property Description

Brand new to market is this charming one bedrooms second floor apartment perfect for those over 60, this home benefits from No Onward Chain making your transition into this delightful residence is seamless and stress free.

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

18' 1" x 10' 8" max (5.51m x 3.25m max)

Double glazed window to the rear aspect, heater, electric fireplace.

Kitchen

9' 5" x 5' 5" (2.87m x 1.65m)

Inset stainless steel sink unit with left hand drainer with cupboard under, working surface 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, double glazed window to the rear aspect.

Bedroom One

18' 1" into wardrobe x 10' 8" max (5.51m into wardrobe x 3.25m max)

Built in mirror fronted wardrobe, double glazed window to the rear aspect, heater.

Shower Room

Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle.


Amica





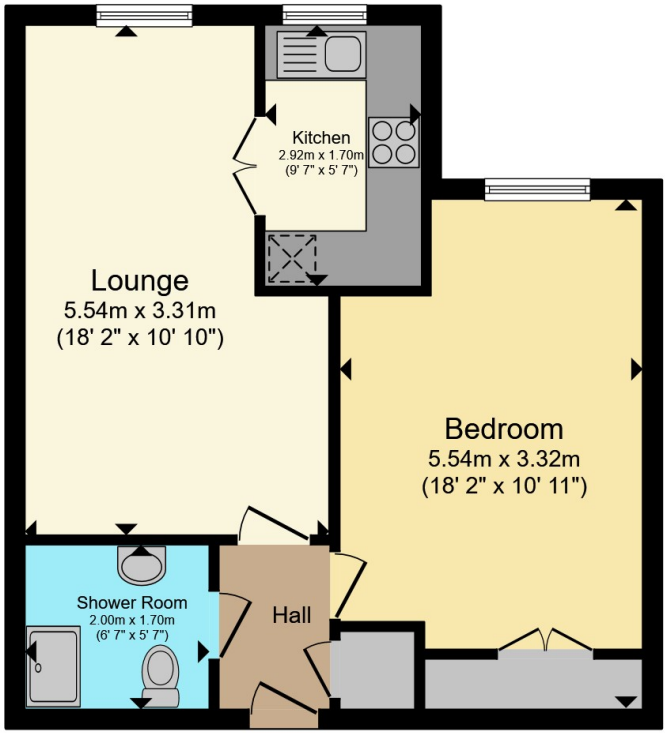









Miele
Please Note
HOT WATER AND ELECTRIC HEATING HOME COVER



Total floor area 45.2 m² (487 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

Connells

To view this property please contact Connells on

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
BRAINTREE CM7 1TX

EPC Rating: B

Council Tax Band: B

Service Charge: 2937.58

Ground Rent: 774.39

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308569

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.