



**Holden Close, Braintree, CM7 3BU**

**welcome to**

**Holden Close, Braintree**

William H Brown are pleased to offer this two bedroom first floor apartment located in the heart of Braintree and a short distance from the mainline station to London Liverpool Street and is offered with No Onward Chain.



## **Hallway**

Intercom system. Doors leading to:-

## **Kitchen**

6' 11" x 7' 10" ( 2.11m x 2.39m )

Double glazed window. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Integrated oven. Four ring electric hob. Overhead extractor fan. Plumbing and space for washing machine. Integrated fridge freezer.

## **Lounge / Diner**

17' 5" x 9' 6" ( 5.31m x 2.90m )

Two double glazed windows. Two radiators.

## **Bedroom One**

8' 7" + door recess x 11' 10" ( 2.62m + door recess x 3.61m )

Double glazed window. Radiator.

## **Bedroom Two**

8' 7" x 8' 7" ( 2.62m x 2.62m )

Double glazed window. Radiator.

## **Bathroom**

6' 11" x 7' 3" ( 2.11m x 2.21m )

Obscure double glazed window. Side panel bath with overhead shower. Vanity unit incorporating wall mounted hand wash basin and low level WC. Heated towel rail.

## **Communal Gardens**

## **Parking**

Allocated parking for one car.



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## Holden Close, Braintree

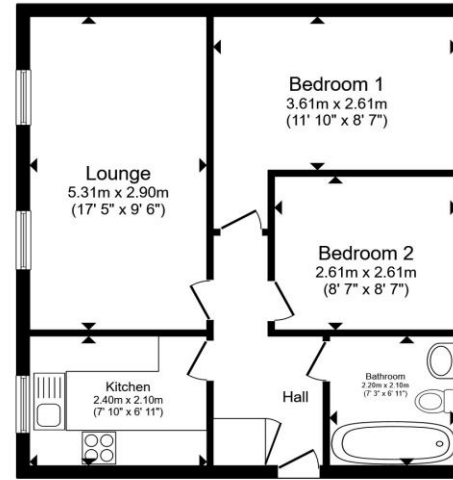
- No Onward Chain
- Two Bedrooms
- First Floor Apartment
- Long Lease
- Gas Central Heating

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1240.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 200 years from 25 Dec 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



offers in the region of

**£180,000**

Total floor area 53.3 m<sup>2</sup> (574 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR110401 - 0002

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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](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)