



Legg Close, Braintree, CM7 2BP

welcome to

Legg Close, Braintree

William H Brown are pleased to offer this spacious and well presented two bedroom first floor apartment in the desirable area of Legg Close and situated just minutes from Braintree Town Centre and Railway Station.



Hallway

Door leading to:-

Open Plan Kitchen / Lounge

10' 3" x 22' 9" (3.12m x 6.93m)

Double glazed windows. Double glazed French doors onto Juliet balcony. Radiators. Laminate flooring. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring gas hob. Integrated appliances. Wall mounted boiler.

Bedroom One

10' x 10' 11" (3.05m x 3.33m)

Double glazed window. Radiator. Carpets.

En-Suite

Walk in shower cubicle. Built in low level WC & Wall mounted hand wash basin. Heated towel rail.

Bedroom Two

8' 1" x 12' 1" (2.46m x 3.68m)

Double glazed window. Radiator. Carpets.

Bathroom

5' 5" x 7' (1.65m x 2.13m)

Obscure double glazed window. Side panel bath with hot and cold mixer tap and shower attachment. Built in low level WC and wall mounted hand wash basin. Heated towel rail.

Communal Gardens

Parking

Allocated parking for two cars.



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welcome to

Legg Close, Braintree

- Two Bedroom Apartment
- First Floor
- Open Plan Lounge / Kitchen
- En-Suite
- Walking distance to Railway Station

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR110524 - 0002

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