



Victoria Court, Railway Street, Braintree, CM7 3JZ

welcome to

Victoria Court, Railway Street, Braintree

NO ONWARD CHAIN! William H Brown proudly presents this spacious ground floor one-bedroom over 60's retirement property with patio door from lounge with direct access to the stunning communal gardens and within easy reach to the town centre.



Hallway

Storage cupboard. Carpets. Door leading to:-

Lounge / Diner

17' 9" max x 11' 2" max (5.41m max x 3.40m max)

Double glazed door leading to communal gardens. Feature fireplace. Electric storage heater.

Carpets. Emergency pull cord. Door leading to:-

Kitchen

9' 3" x 5' 7" (2.82m x 1.70m)

Double glazed window. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer. Built in oven. Four ring electric hob. Overhead extractor fan. Space for under counter fridge and freezer. Emergency pull cord.

Bedroom

18' 2" max x 10' 10" max (5.54m max x 3.30m max)

Double glazed window. Electric storage heater. Carpets. Built in wardrobe. Emergency pull cord.

Shower Room

6' 7" x 5' 7" (2.01m x 1.70m)

Walk in shower cubicle. Low level WC. Wall mounted hand wash basin with vanity unit.

Emergency pull cord.

External

Communal gardens and allocated parking.



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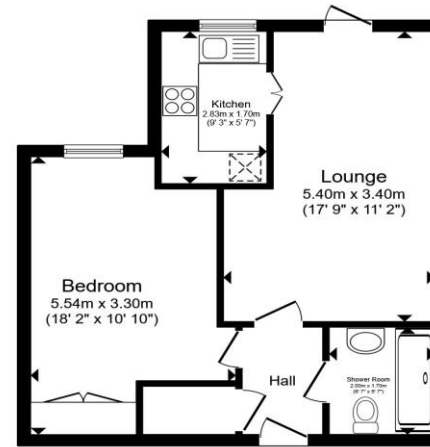
- One Bedroom Apartment
- Ground Floor Retirement
- Communal Gardens
- Communal Lounge & Laundry Room
- Double Glazing

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4001.88

Ground Rent: 907.14

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 Leasehold packs.



offers in the region of

£100,000

Total floor area 43.8 m² (472 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



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Property Ref:
BTR110719 - 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.



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Please note the marker reflects the
postcode not the actual property