



- Two bedroom apartment
- Top floor
- Allocated parking
- Easy access to the town centre
- Double aspect living room / diner
- Fitted kitchen with high quality appliances
- Modern shower room
- Two double bedrooms

8 St Lawrence Court, Braintree, Essex. CM7 9UT.

** Guide Price £210,000 - £230,000 **Positioned on the outskirts of the Braintree town centre in a prestigious gated development, is this much improved and deceptively spacious two bedroom top floor apartment with lift access and beautifully maintained communal gardens. Internally there is an array of contemporary living accommodation and some highlights include; a fabulous double aspect living room / diner with feature fireplace, a modern fitted kitchen with high quality AEG appliances, two double bedrooms and a newly fitted shower room.



Property Details.

Entrance hall

Textured ceiling, carpet, telephone intercom system, door to airing cupboard

Living room / diner



25' 07" x 11' 11" (7.80m x 3.63m)

Textured ceiling, carpet, double glazed window to front & rear aspect, telephone point, television point, fireplace

Kitchen



11' 09" x 7' 03" (3.58m x 2.21m)

Textured ceiling, vinyl flooring, double glazed window to rear, matching wall & base units, roll edge worktops, sink with inset drainer, tiled splashback, integrated microwave, integrated oven and hob, plumbing for washing machine and tumble dryer

Property Details.

Shower room



Textured, opaque window to rear, low level W/C, hand wash basin & vanity unit, shaver point, shower which is fully tiled, part tiled walls, tiled floor, heated chrome towel rail

Bedroom one



11' 07" x 10' 0" (3.53m x 3.05m)
Textured ceiling, carpet, double glazed window to rear, television point

Bedroom two

10' 06" x 6' 11" (3.20m x 2.11m)
Textured ceiling, carpet, double glazed window to rear, telephone point

Garden & Parking

Communal gardens, allocated parking for one vehicle

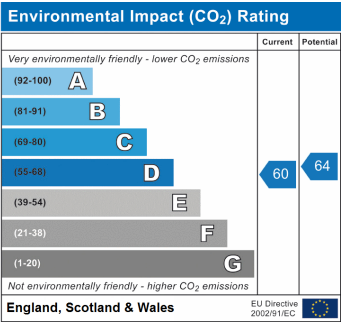
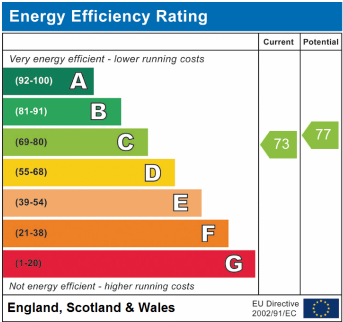
Property Details.

Floorplans

Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.