



- Ground Floor Apartment
- Modern Fitted Kitchen
- Family Bathroom
- Residents Parking
- Good Access To A120 & Stations
- Communal Gardens
- Two Sizeable Bedrooms
- Living/Dining Room

## Flat 177 Mountbatten Court, Mountbatten Road, Braintree, Essex. CM7 9UL.

## GUIDE PRICE £150,000 - £160,000 ## Residing in a popular residential area located close to sought after Primary & Secondary Schools and a vast array of amenities is this deceptively spacious ground floor two bedroom apartment. Internally the property comprises of a living/dining room with French doors leading onto the communal grounds, fully fitted modern kitchen, family bathroom and two sizeable bedrooms. Externally there are communal gardens and residents parking. The location is close to the stunning Black Water Wildlife Reserve as well as offering good access to the A120, train stations and Braintree town centre. An ideal first time purchase or a buy to let investment, internal inspections are essential.



# Property Details.

## Ground Floor

### Entrance Hall

Wooden flooring, double storage cupboard, wall mounted storage heater, storage cupboard, doors leading to;

### Living/Dining Room



16' 4" x 11' 7" (4.98m x 3.53m) Double glazed window to front aspect, French doors to front aspect, electric fire place, dado rails, wall mounted storage heater, T.V and phone points, wooden flooring, door leading to the kitchen.

## Kitchen



12' 7" x 5' 7" (3.84m x 1.70m) Double glazed window to front aspect, a range of wall and base units over an area of roll edge work tops, inset sink and drainer unit, tile splash backs, space for a cooker, fridge freezer, plumbing for a washing machine and dishwasher, storage cupboard.

## Bedroom One



11' 6" x 9' 6" (3.51 m x 2.90m) Double glazed window to rear aspect, French doors leading to the communal gardens, storage heater, built in wardrobes.

# Property Details.

## Bedroom Two



11' 8" x 9' 6" (3.56m x 2.90m) Double glazed window to rear aspect, storage heater.

## Family Bathroom



Low level WC, wash hand basin, panel bath with mixer taps and shower over, extractor fan, part tiled walls.

## Outside



There a generous and well kept communal gardens, drying area's for the residents washing, a private car park for residents parking and visitors parking is available near by.

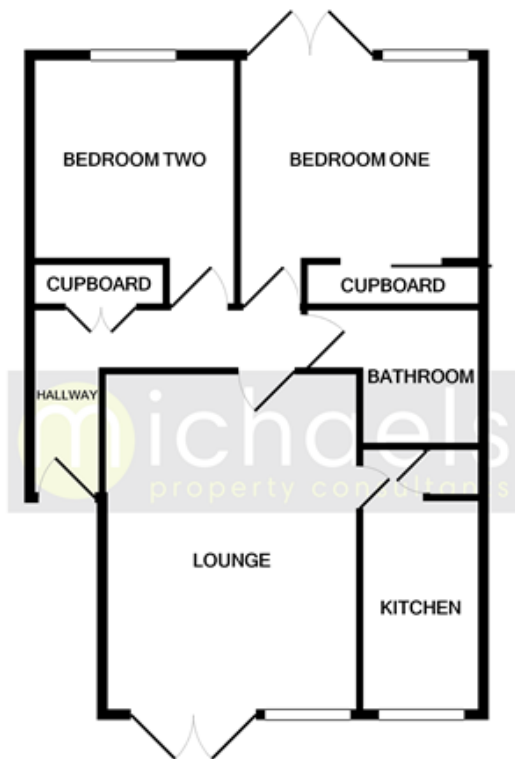
## Lease Information

The lease has 93 years remaining.

The ground rent and service charges combined are £95.50 per month payable over a 10 month period.

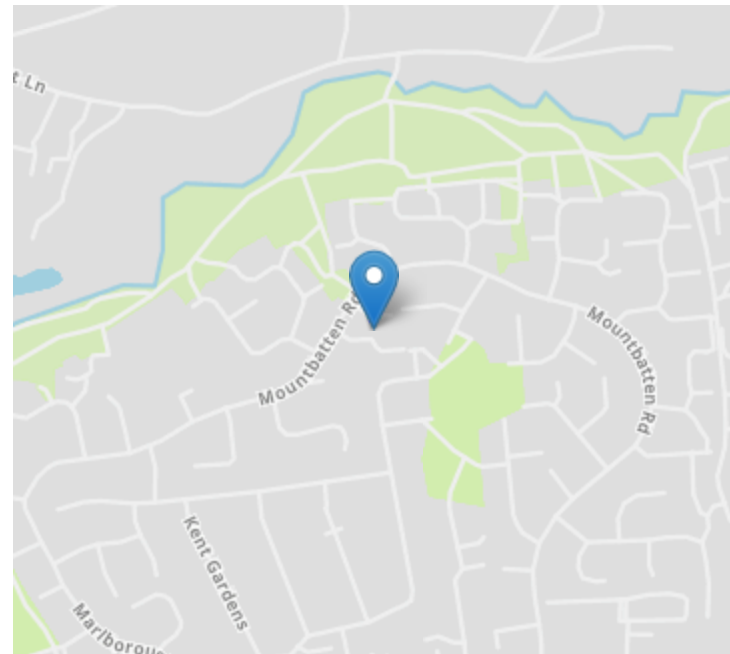
# Property Details.

## Floorplans

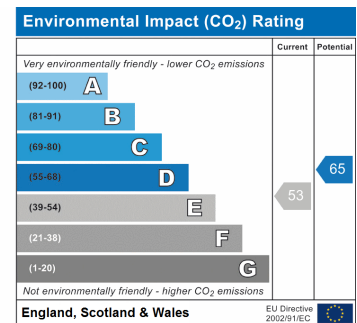
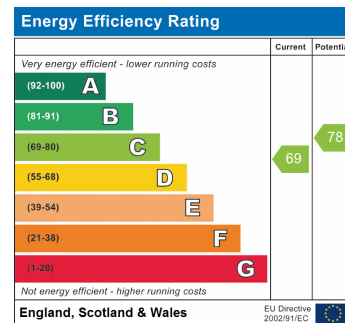


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.