



- Two Bedroom Apartment
- Retirement Development
- 102 Years Remaining On Lease
- Lift Servicing All Floors
- First Floor Apartment
- Communal Lounge
- Ample Parking Available
- Generous Lounge/Diner
- 24 Hour Emergency Care Line
- No Onward Chain

### Flat 44 Victoria Court, Railway Street, Braintree, Essex. CM7 3JZ.

Michaels Property Consultants are pleased to present to the market this two-bedroom over 60s retirement property conveniently positioned within short walking distance of the Braintree High Street. New to the market and offered for sale with no onward chain, Victoria Court offers beautifully maintained communal gardens, a 24-hour emergency care line service, and a communal lounge for all of the residents to enjoy. The internal accommodation comprises an entrance hall housing a generous storage cupboard, a lounge/diner with plenty of room for a sizeable dining table, two double bedrooms, and a shower room. As previously mentioned, there is a communal garden, and ample visitor parking bays available.





# Property Details.

## Entrance Hall

Entry door, electric heater, door to airing/storage cupboard, doors to;

## Lounge/Diner



16' 3" x 16' 0" (4.95m x 4.88m) Two double glazed windows, electric heater, television & telephone point, door to;

## Kitchen



8' 6" x 7' 8" (2.59m x 2.34m) Double glazed window, matching wall & base units with worktops over, inset sink with side drainer unit, integrated oven & electric hob with extractor over, space for fridge/freezer & appliances.

## Bedroom One



16' 10" x 9' 3" (5.13m x 2.82m) Double glazed window, electric heater, double fitted wardrobes.

## Bedroom Two



12' 5" x 8' 8" (3.78m x 2.64m) Double glazed window, radiator.

# Property Details.

## Shower Room



WC, pedestal hand wash basin, double walk-in shower, tiled walls, extractor fan, electric heater.

## Communal Gardens

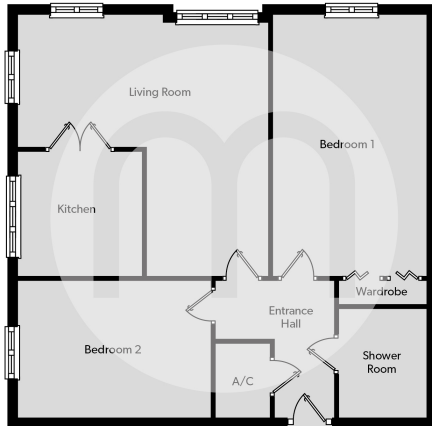
There is a well-maintained communal garden area with various seating areas for the residents to enjoy.

## Parking

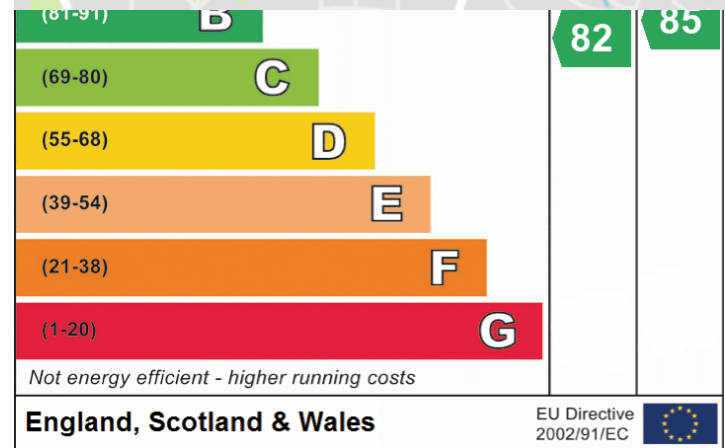
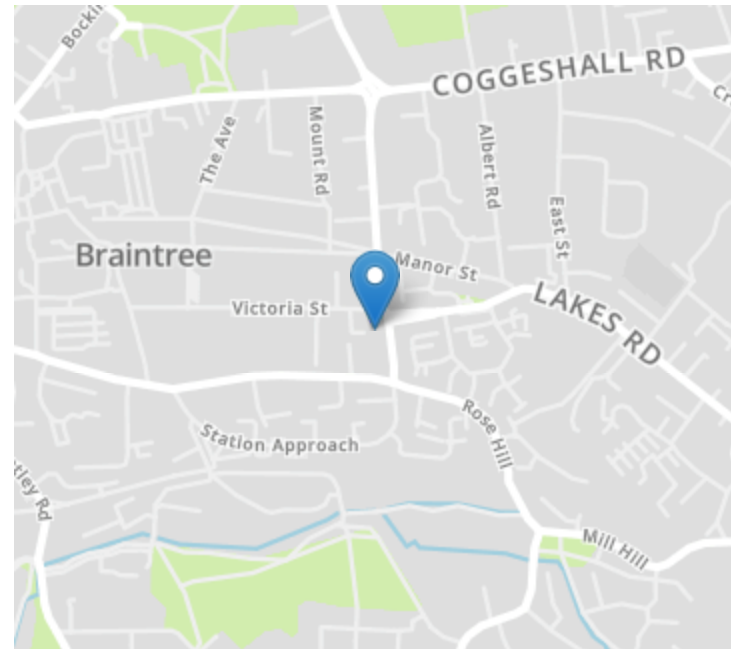
There are ample parking bays available on a first-come, first-serve basis.

# Property Details.

## Floorplans



## Location



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.