



- Two Bedroom Apartment
- Ground Floor
- Well Presented Throughout
- Refitted Kitchen
- En Suite To Master
- Allocated Parking
- Popular Development
- Gas Central Heating
- Juliet Balcony
- UPVC Windows

## 7 Tabor Court, Samuel Courtauld Avenue, Braintree, Essex. CM7 5BZ.

Located within the frequently requested village of Bocking which offers easy access to the Braintree town centre, village shops, and a local pub, is this beautifully presented two-bedroom ground-floor apartment. New to the market and offered for sale in excellent decorative order, we feel this stylish apartment would make an ideal purchase for both first-time buyers & buy to let investors alike. The internal accommodation features an entrance hall, a fabulous lounge/diner that also incorporates the fitted kitchen, two double bedrooms with an en suite shower room to the master, and the family bathroom. Outside, the property is further enhanced by having allocated parking for one vehicle.





# Property Details.

## Entrance Hall

Entry door to front, wood effect laminate flooring, radiator, door to airing cupboard & storage cupboard, doors to;

## Lounge/Kitchen/Diner



22' 3" x 14' 9" (6.78m x 4.50m) Double glazed window to front, double glazed French doors to Juliet balcony, wood effect laminate flooring, radiator, matching wall & base units with worktops over, inset sink with side drainer unit, integrated oven & hob with extractor over, integrated fridge/freezer & washing machine.

## Bedroom One



12' 7" x 10' 7" (3.84m x 3.23m) Double glazed window to rear, wood effect laminate flooring, radiator, built-in wardrobe, door to;

## En Suite



Heated chrome towel rail, vinyl flooring, WC, pedestal hand wash basin, shower cubicle which is fully tiled, part tiled walls, extractor fan.

## Bedroom Two



10' 5" x 8' 7" (3.17m x 2.62m) Double glazed window to rear, wood effect vinyl flooring, radiator.

# Property Details.

## Bathroom



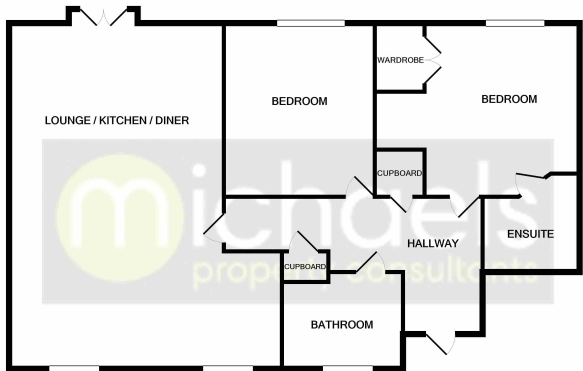
Obscure double glazed window to front, heated chrome towel rail, vinyl flooring, WC, pedestal hand wash basin, paneled bath with shower over, part tiled walls, extractor fan.

## Parking

There is one allocated parking space with ample visitors parking bays.

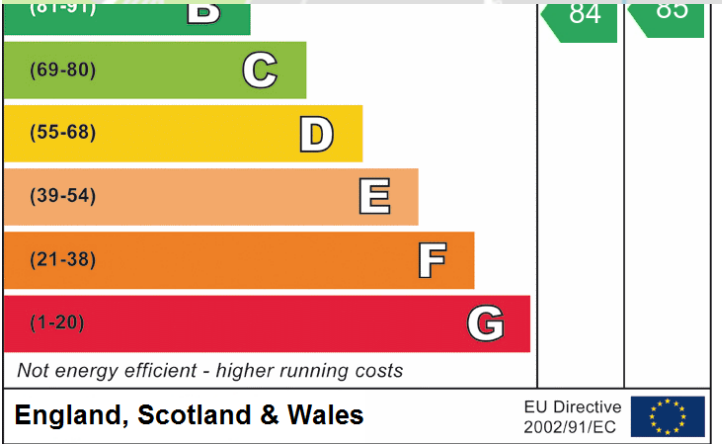
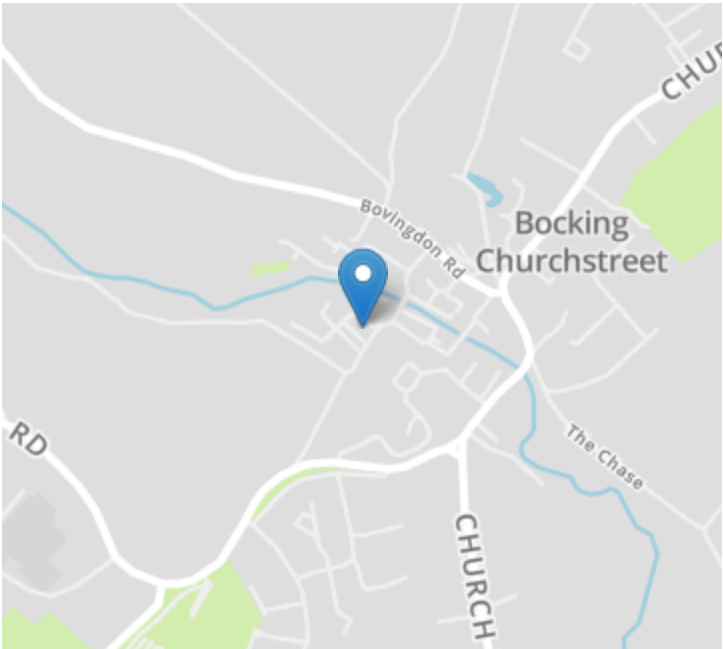
# Property Details.

## 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



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.

