



- Guide Price £170,000 - £180,000
- Contemporary And High Spec Apartment
- Close To Braintree Town Centre
- Large Double Bedroom
- Open Plan Living/Dining/Kitchen Area With Juliet Balcony
- Fitted Kitchen
- Modern Bathroom Suite
- Gas Central Heating
- Allocated Parking Space
- Ideal For A First Time Buyer

6 Splash Court, Braintree, Essex. CM7 1GJ.

A beautifully presented and modern one double bedroom apartment, ideally situated within close proximity to Braintree Town Centre. Located in the sought-after Splash Court development, this stylish home offers contemporary living and would make the perfect first-time purchase or investment opportunity. The accommodation comprises a welcoming entrance hallway, a spacious double bedroom, a sleek and modern bathroom, and an impressive open-plan living/kitchen/dining area. The living space benefits from double doors opening onto a Juliet balcony, flooding the room with natural light, while the kitchen features a range of quality fitted units and integrated appliances. Further benefits include gas central heating and an allocated parking space.



Property Details.

Room Measurements

Hallway



1.05m x 3.26m (3' 5" x 10' 8")

Kitchen/ Living Area



4.57m x 7.44m (15' 0" x 24' 5")

Property Details.

Bedroom



3.76m x 3.08m (12' 4" x 10' 1")

Bathroom



1.96m x 1.99m (6' 5" x 6' 6")

Parking

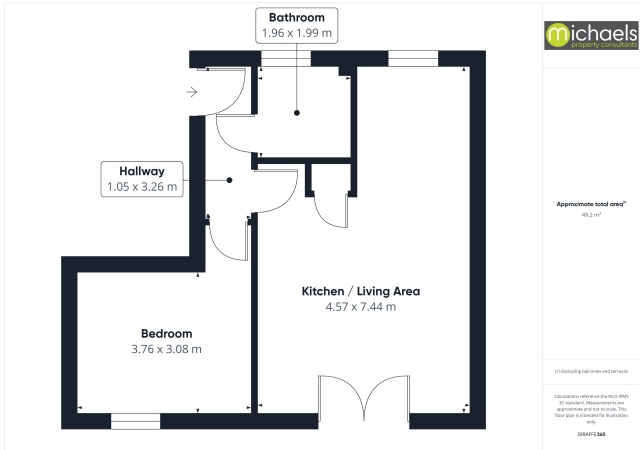
One allocated parking space. (space No. 6)

Lease, Service Charge & Management Company

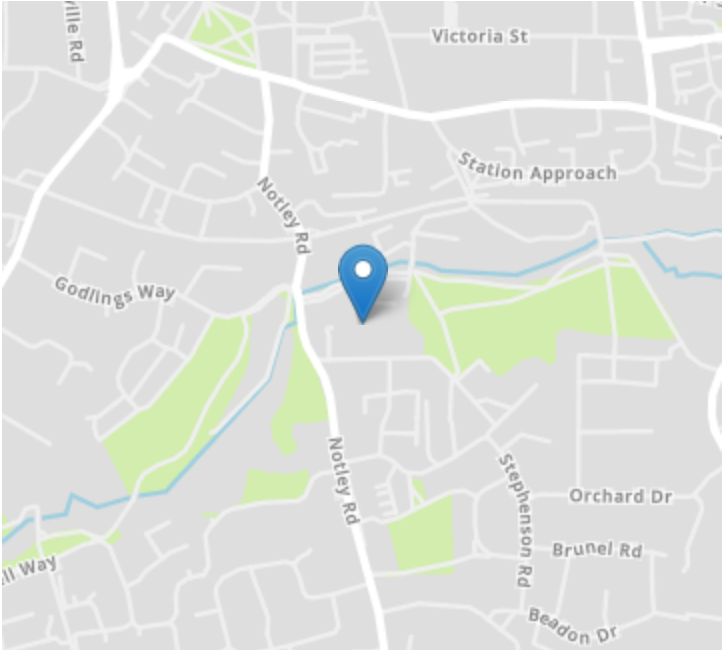
Please note there is 112 years remaining on the lease, the ground rent is payable at £200 Per Annum and the service charge is £1007.40 payable to Chelmer Housing but can be paid monthly. We do advise all prospective purchaser confirms this information with their chosen conveyancer/solicitor.

Property Details.

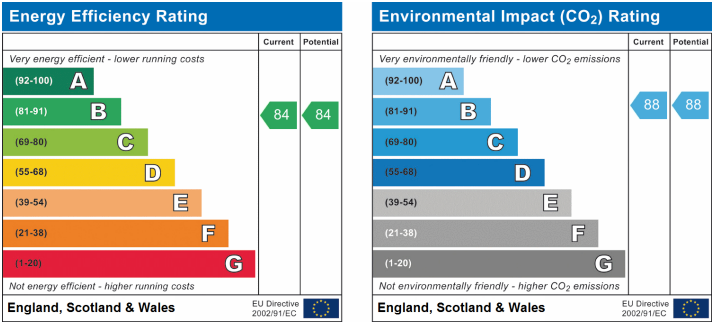
Floorplans



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.