



- Two bedroom apartment
- Ground floor
- En suite master
- Open plan living accommodation
- Central location
- Short walking distance to the train station
- Well presented throughout
- Underfloor heating throughout

7 Camelot Mews, Pierrefitte Way, Braintree, Essex. CM7 1GG.

** Guide Price £170,000 - £180,000 **

Occupying a central position that falls within short walking distance of both the Braintree town centre and the train station is this well presented two bedroom apartment. Offered for sale in good decorative order throughout, we feel the property would make an ideal purchase for both first time buyers and buy to let investors alike. The spacious accommodation features an entrance hall, a fabulous lounge/diner with a separate kitchen area, two double bedrooms with an en suite to the the master, and the family bathroom. Outside, there is also one allocated parking space.



Property Details.

Entrance Hall

The access is via the communal door to personal door into hall with telephone entry phone system, cupboard and underfloor heating, doors to;

Lounge/Diner



20' 7" x 10' 3" (6.27m x 3.12m) Double glazed window to the front aspect, spot light, underfloor heating, opening to;

Kitchen



6' 9" x 6' 1" (2.06m x 1.85m) Matching base and eye level units, one bowl stainless steel sink/drainage inset into work surfaces, electric hob and oven with cooker hood over, integrated washing machine and fridge/freezer and underfloor heating.

Bedroom One



10' 8" x 9' 1" (3.25m x 2.77m) Double glazed window to the rear aspect and underfloor heating.

En suite



Obscure double glazed window to rear, heated towel rail, vinyl flooring, WC, pedestal hand wash basin, shower cubicle which is fully tiled, part tiled walls, extractor fan.

Bedroom Two



French doors to rear aspect with Juliet balcony and underfloor heating.

Property Details.

Bathroom



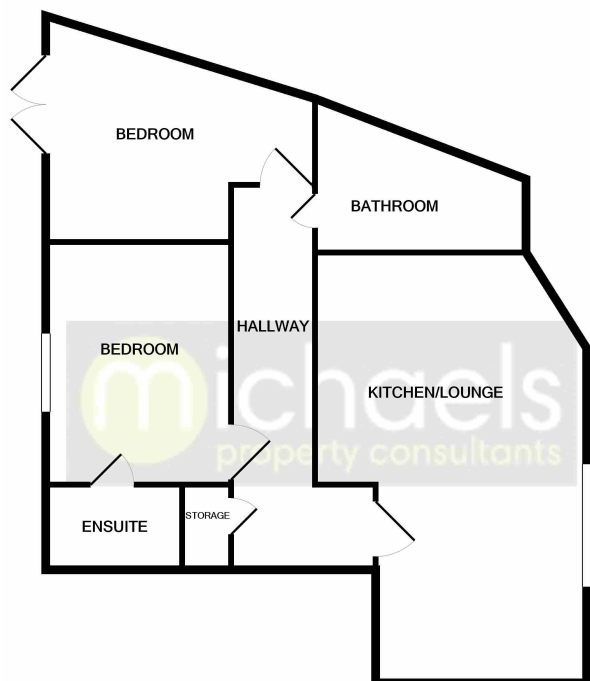
Heated towel rail, vinyl flooring, WC, pedestal hand wash basin, panelled bath with shower over, part tiled walls, extractor fan.

Parking

There is one allocated parking space to the rear of the property.

Property Details.

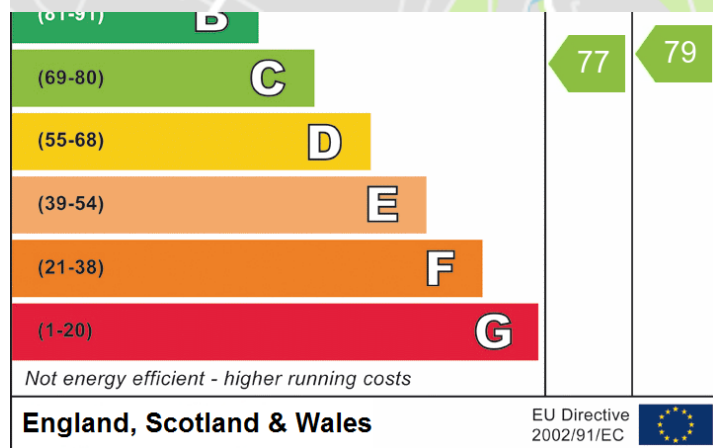
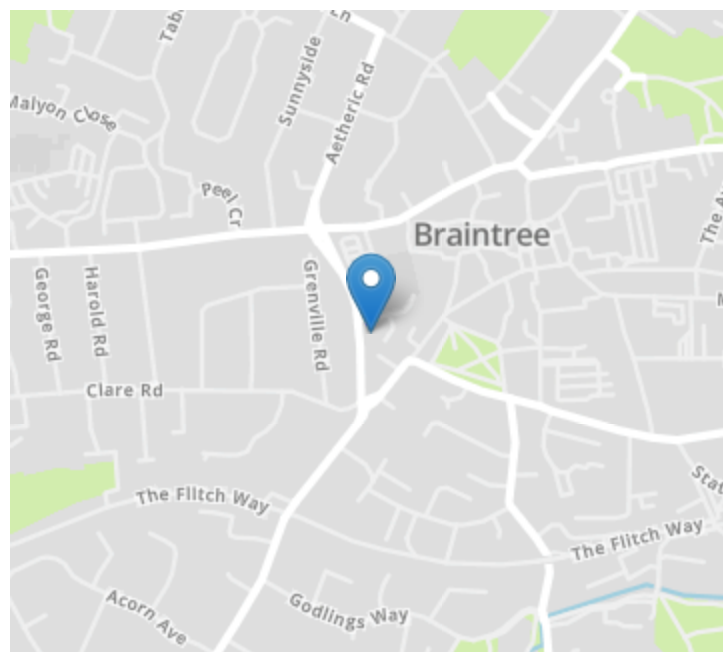
Floorplans



TOTAL APPROX. FLOOR AREA 852 SQ.FT. (79.2 SQ.M.)

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.