



- No Onward Chain
- Overlooking An Attractive Greensward
- Two Double bedrooms
- Light and Airy Throughout
- Ideal First Purchase or Investment
- Plenty Of Storage

Apartment 16 Balmoral Court, Edinburgh Gardens, Braintree, Essex. CM7 9JW.

Situated within easy reach of Braintree's vibrant town centre, the A120 and a selection of both Primary & Secondary Schooling, is this light and spacious two double bedroom apartment which has the added benefit of being no onward chain. The light and airy accommodation consists of a large entrance hall with two generous storage cupboards, modern fitted kitchen/living space, two double bedrooms and the family bathroom. Set within a quiet cul-de-sac, with views over the Fisher Field Play Area, this apartment would make an ideal first time purchase or investment purchase.



Property Details.

Entrance Hall



10' 06" x 4' 01" increasing to 11' 04" (3.20m x 1.24m increasing to 3.45m) Smooth ceiling, storage radiator, access to two large storage cupboards, access to living area, bedrooms and family bathroom, laminate flooring.

Kitchen/Living Area



19' 05" x 10' 08" (5.92m x 3.25m) Smooth ceiling, storage radiator, double glazed window to front aspect, telephone point, tv point, laminate flooring.

Kitchen Area;

Smooth ceiling, inset spotlights, matching wall and base units with rolled edge worksurfaces, inset sink with drainer and bowl, laminate flooring, integrated oven with hob and extractor over, integrated washing machine, integrated fridge/freezer.

Property Details.

Bedroom One



13' 05" x 10' 04" (4.09m x 3.15m) Smooth ceiling, storage radiator, double glazed window to front aspect, TV point, telephone point.

Bedroom Two



10' 09" x 6' 08" (3.28m x 2.03m) Smooth ceiling, storage radiator, double glazed window to front aspect.

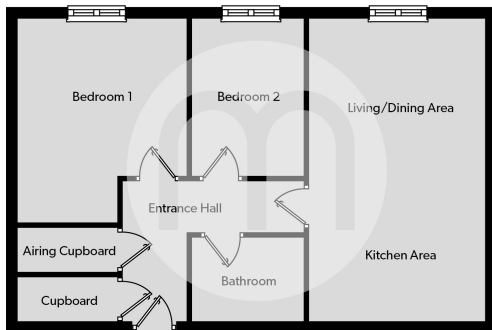
Family Bathroom



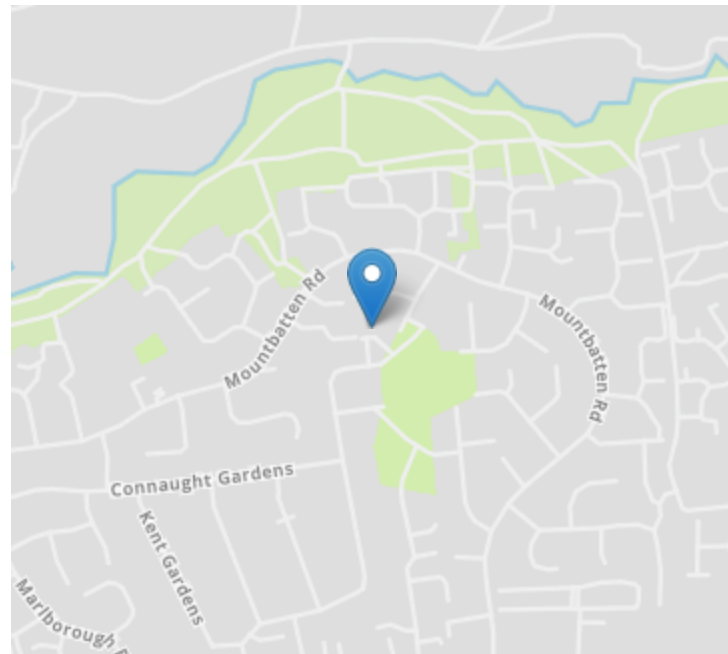
6' 09" x 6' 07" (2.06m x 2.01m) Smooth ceiling, inset spotlights, heated towel rail radiator, low level WC, wash hand basin, extractor fan, panelled bath with shower attachment, fully tiled walls, laminate flooring.

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.