



- Two Bedroom Mews House
- Beautifully Presented Throughout
- Allocated Parking & Bike Shed
- Short Walk To Station & Town Centre
- Open Plan Living Accommodation
- Leasehold
- Gated Development

10 Baker Court, Braintree, Essex. CM7 3AQ.

**Guide Price £290,000 - £310,000 **

Michaels Property Consultants are delighted to present to the market, this stunning two bedroom mews house, forming part of this prestigious gated development which is conveniently positioned within short walking distance of both the train station & the Braintree High Street. Formerly the Braintree Police Station and the old Magistrates courthouse, 'Baker Court' has been meticulously converted and renovated to the highest of standards throughout. The property boasts its own grand entrance, leading into the open plan ground floor accommodation, featuring a modern, bespoke kitchen and a large living area which is profoundly light and airy, master bedroom and family bathroom. To the upstairs mezzanine, currently being used as an office, the second bedroom has an impressive view of the ground floor, with another shower-room en-suite and access to a storage cupboard. Externally, the property has a quiet courtyard area and also benefits from allocated



Property Details.

Ground Floor

Entrance Hall

Entrance door leading to entrance hall, double glazed window to front aspect, radiator, stairs to first floor mezzanine, stairs down to;

Kitchen Area



13' 10" x 11' 00" (4.22m x 3.35m) Double glazed windows to front aspect, centre island with storage beneath and breakfast bar, matching wall & base units with worktops, inset sink with side drainer unit, integrated oven & hob with extractor over, integrated appliances which include; fridge/freezer, dishwasher, and washing machine.

Living Area



17' 00" x 11' 05" (5.18m x 3.48m) Spotlights, radiator x2, telephone point, tv point, door leading to;

Internal Lobby

Doors leading to Bathroom and Bedroom One.

Family Bathroom



Opaque skylight, heated chrome towel rail, low level WC, hand wash basin with vanity underneath, panelled bath, tiled flooring, part tiled walls.

Property Details.

Bedroom One



11' 07" x 10' 07" (3.53m x 3.23m) Double glazed window to front aspect, Skylight, radiator.

First Floor

Bedroom Two/Mezzanine



10' 09" x 12' 01" (3.28m x 3.68m) Radiator, access to storage cupboard, access to shower room.



Shower Room



Heated chrome towel rail, low level WC, hand wash basin with vanity underneath, shower cubicle, tiled flooring, part tiled walls, extractor fan.

Outside

Frontage



To the front of the property there is a paved patio area, bordered by shrubs with space for garden furniture. Steps to front door.

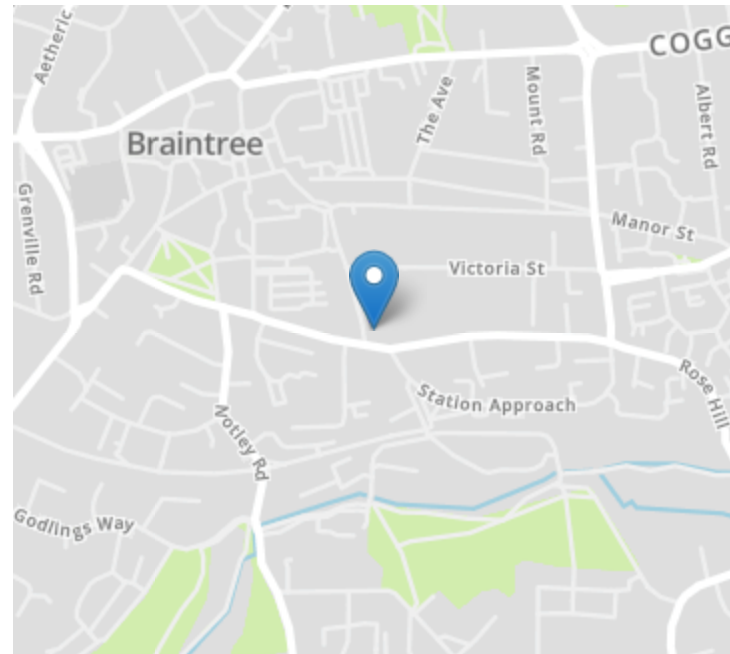
Parking

This property benefits from having one allocated parking space.

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.