



- First Floor Apartment
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Parking Space
- Communal Gardens
- Walking Distance To Town & Station
- Ideal First Home
- 105 years remaining on lease

60 The Yard, Braintree, Essex. CM7 3TY.

Situated just a short walk from both Braintree's vibrant town centre and the train station, is this well presented two bedroom apartment, which we feel would make an ideal purchase for first time buyers and buy to let investors alike. New to the market and offered for sale in good decorative order, the property enjoys light, spacious and open plan living accommodation. The internal accommodation comprises large living room / diner, separate kitchen area, two double bedrooms and a family bathroom. Outside there is also the added benefit of a well maintained communal garden and one allocated parking space.



Property Details.

First Floor

Lounge



13' 9" x 13' 7" > 10'5" (4.19m x 4.14m > 3.18m)

Two double glazed windows to front, smooth and coved ceiling, door to kitchen

Kitchen



6' 2" x 10' 4" (1.88m x 3.15m)

Double glazed window to front, inset sink unit with drainer, rolled edge work surfaces to side with a matching range of wall mounted units with drawers and cupboards under, tiled walls, integrated oven and hob, space for washing machine and fridge/freezer, smooth ceiling

Landing

Airing cupboard, storage cupboard, wood laminate floor, smooth and coved ceiling

Bedroom One



13' 5" > 11' 3" x 10' 5" (4.09m > 3.43m x 3.18m)

Double glazed window to rear, built in wardrobes, smooth and coved ceiling

Property Details.

Bedroom Two



9' 5" x 7' 2" (2.87m x 2.18m)

Double glazed window to side, electric heater, smooth and coved ceiling

Bathroom



Low level WC, pedestal hand wash basin, panelled bath with shower over, electric heater, tiled walls, window to rear, smooth ceiling

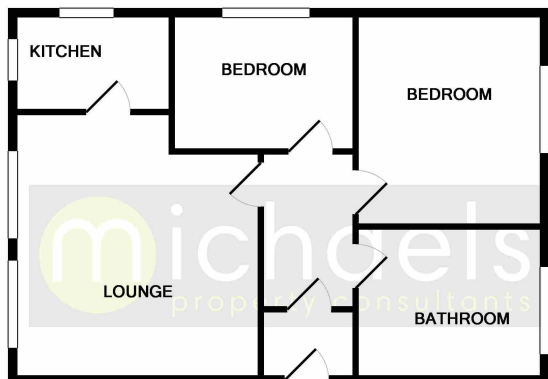
Outside

Front

The property benefits from 1 parking space and a communal garden

Property Details.

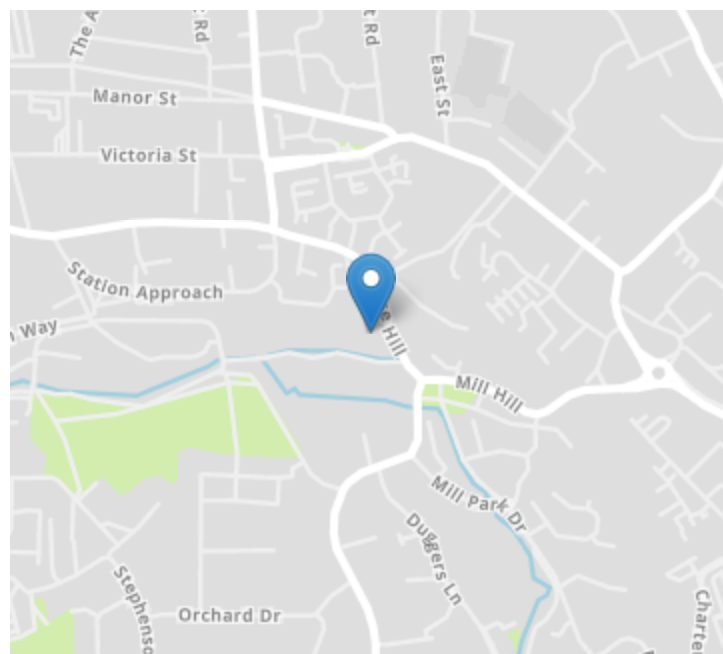
Floorplans



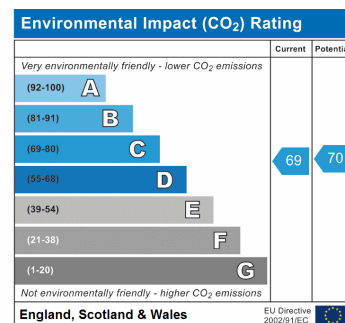
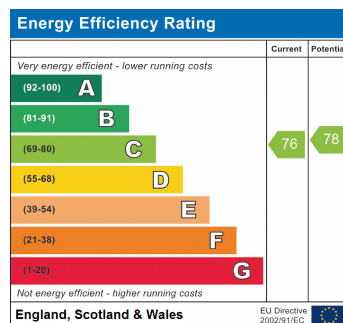
TOTAL APPROX. FLOOR AREA 519 SQ.FT. (48.2 SQ.M.)

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



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.