



- One bedroom apartment
- Finished to an excellent standard throughout
- Recently decorated
- Allocated parking
- Well kept communal gardens
- Large loft space
- UPVC windows
- Spacious lounge/Diner

### 13 Jeffreys Court Jeffreys Road, Cressing, Braintree, Essex. CM77 8JP.

Forming part of the frequently requested village of Cressing, which offers a variety of local shops and the village Train Station, is this beautifully presented and deceptively spacious one bedroom apartment. The property is also located within easy reach of the Braintree Shopping Village and the Town Centre, offering an ideal purchase for both first time buyers and buy to let investors alike. The internal accommodation comprises; entrance hall with telephone intercom system, lounge/diner, large kitchen which is plenty big enough to house a dining table, double bedroom, and a contemporary bathroom suite. Outside, the property is further enhanced by an attractive and well kept communal garden area, and allocated parking for one vehicle. Please call Michaels Property Consultants for further details...



# Property Details.

## Communal Entrance

Communal security entrance door leading to the communal hallway, stairs rising to the top floor.

## Entrance Hall

Solid wooden entrance door leading to the entrance hall, security entry phone, electric heater, access to a large loft space with ladder which has been boarded with a light.

## Lounge/Diner



Double glazed window, electric heater, inset lights to ceiling.

## Kitchen



Work surfaces with inset sink, inset four ring electric hob, built in oven below, range of modern fitted units, integrated fridge and freezer, space for dishwasher and washing machine, electric heater, built in airing cupboard, built in storage cupboard with light.

# Property Details.

## Bathroom



Extractor fan, three piece white suite comprising low level WC, enclosed panel bath with mixer tap, shower unit, pedestal wash hand basin, heated towel rail, part tiled walls, inset lights to ceiling.

## Bedroom



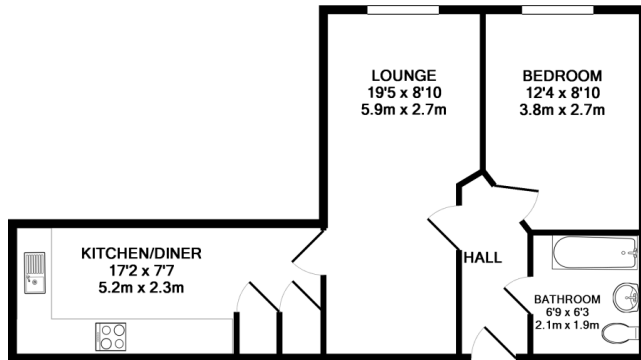
Double glazed window, electric heater.

## Parking

To the rear of the property the car park has allocated parking for one vehicle, along with ample visitors bays.

# Property Details.

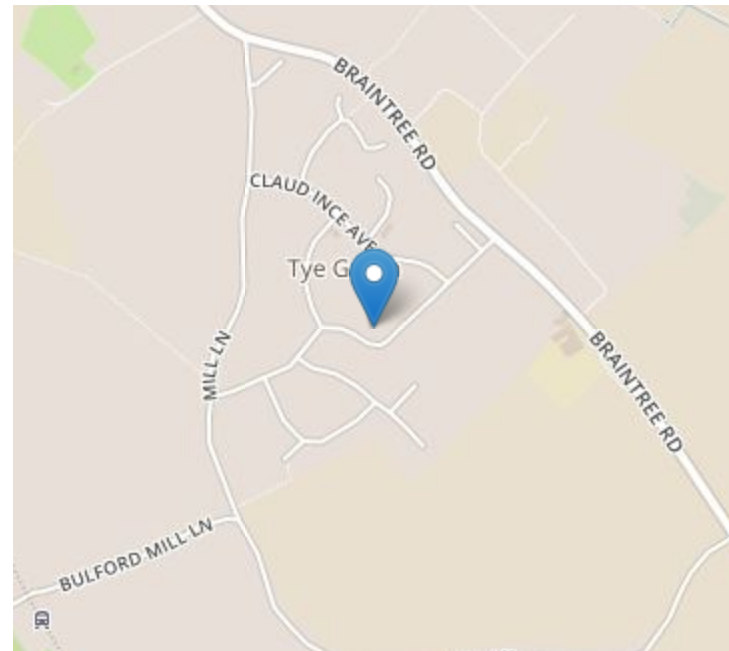
## Floorplans



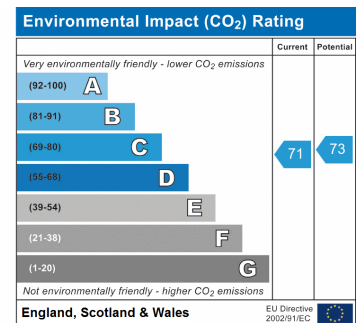
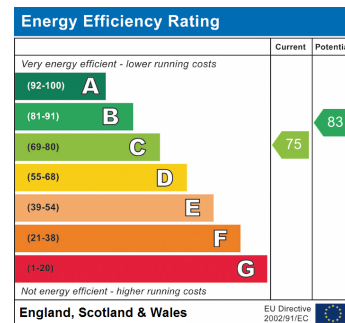
TOTAL APPROX. FLOOR AREA 468 SQ.FT. (43.5 SQ.M.)

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.