



- Two bedroom apartment
- Top Floor
- Spacious living accommodation
- Short walk to town & station
- Built within the last 18 months
- Secure underground parking & additional parking space
- En suite & dressing area to the master
- Triple glazed windows
- Ultra energy efficient heat pump system
- Juliet balcony

47 Flich End, St Johns Avenue, Braintree, Essex. CM7 1GT.

** Guide Price £220,000 - £230,000 ** Situated within short walking distance of Braintree's vibrant town centre, the railway station which offers direct links to London Liverpool Street, and the Braintree designer village is this beautifully presented two bedroom top floor apartment. Constructed in 2018 by a highly reputable developer Dimora Homes the property enjoys a variety of high-quality fixtures & fittings which include triple glazed windows, engineered wood flooring, Chrome LED lighting, and an audio door entry system, making this stylish apartment an ideal purchase for both first-time buyers & buy to let investors alike. This super energy-efficient apartment features an open plan living room/diner which incorporates the fitted kitchen, the master suite which includes a walk-in dressing area & an en suite shower room, an additional double bedroom, and the main family bathroom. Outside, this stylish apartment is further enhanced by having secure underground parking and additional parking to the front of the development.



Property Details.

Entrance Hall

Entrance door, electric heater, generous storage cupboard, engineered wood flooring, doors leading to;

Open Plan Living/Dining/Kitchen



27' 3" x 12' 6" (8.31m x 3.81m) Triple glazed French doors to a Juliette balcony, T.V and phone points, engineered wood flooring, two electric heaters, a range of high gloss wall and base units with rolled edge work surfaces incorporating inset sink and drainer, integrated oven, hob and extractor hood over, integrated dishwasher, fridge freezer and washing machine, wood effect flooring.

Bedroom One



10' 8" x 9' 3" (3.25m x 2.82m) Triple glazed window to front aspect, electric heater, generous walk in wardrobe, door leading to the en suite.

En Suite



Fully tiled walk in double shower cubicle, low level WC, wash hand basin, heated towel rail, extractor fan, part tiled walls.

Property Details.

Bedroom Two



10' 7" x 9' 3" (3.23m x 2.82m) Triple glazed window to front aspect, electric heater.

Family Bathroom



Enclosed panelled bath with shower over and mixer taps, low level WC, wash hand basin, heated towel rail, extractor fan, partly tiled walls.

Underground Gated Parking

The property benefits from one allocated underground parking bay along with visitors parking available on site.

Lease information

The property has 125 years remaining.
The ground rent £150 per annum.
The ground rent is £800 per annum.

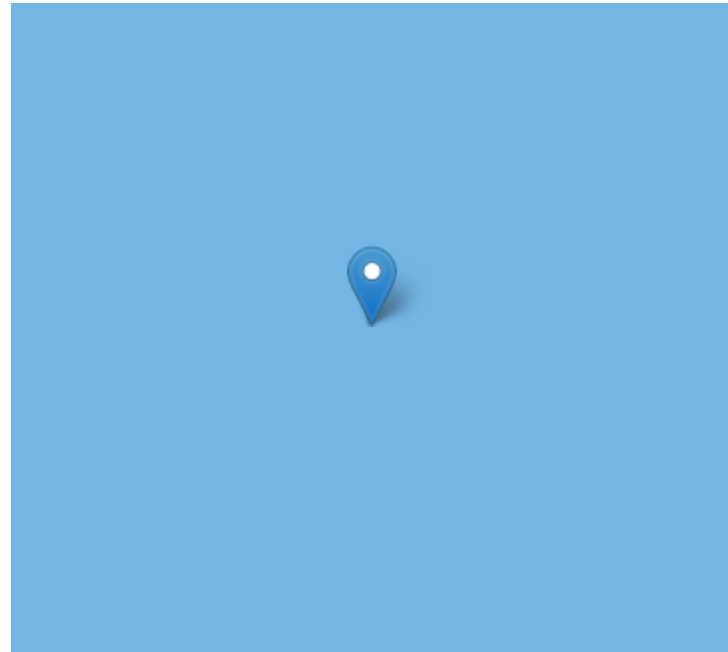
The property benefits from a communal life and gated underground parking.

Property Details.

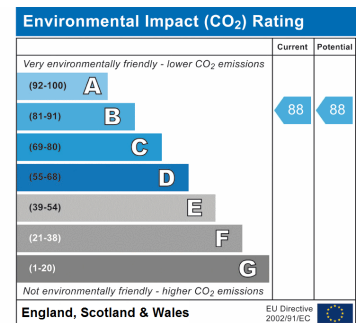
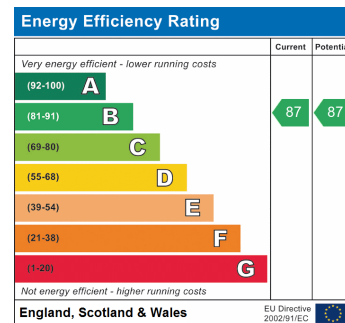
Floorplans



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.