



- Two bedroom apartment
- Ground floor
- Spacious living accommodation
- Low ground rent & service charge
- High ceilings
- Period features throughout
- Easy access to the town centre
- Large basement
- En suite to the master
- 977 year lease

**61a Bradford Street, Braintree, Essex.
CM7 9AT.**

** Guide Price £210,000 - £220,000 **

An extremely rare opportunity has arisen to purchase this character-filled & deceptively spacious two bedroom apartment, situated within easy reach of the Braintree town centre on the historic Bradford Street. The property enjoys an array of spacious living accommodation along with a high-quality finish, offering an ideal purchase for both first-time buyers & buy to let investors alike. The accommodation comprises a spacious entrance hall, lounge/diner with two feature bay windows, kitchen, two double bedrooms with an en suite shower room to the master, family bathroom, and a large basement which could be used as extra living space (subject to appropriate buildings regulations). Please call Michaels Property Consultants for further details.



Property Details.

Double Entrance Door To

Lounge/Diner and additional side entrance door into;

Entrance Hall



Door to basement, radiator, tiled flooring, door to inner hallway, and double glazed window.

Basement

28' 0" x 24' 0" (8.53m x 7.32m) With power, lighting, and staircase from the entrance hallway. The basement offers potential for further living area subject to planning and building regulations.

Inner Hallway

With archway to lounge/diner, wood-style flooring, radiator.

Lounge/Diner



28' 1" x 10' 8" (8.56m x 3.25m) Two good size bay windows to the front elevation, two radiators, wood-style flooring, high ceiling.

Bedroom One



15' 8" x 11' 3" (4.78m x 3.43m) Feature fireplace, two built-in wardrobes/storage into alcoves, double glazed window, radiator, high ceiling and door to;

En suite



Tiled walls, tiled flooring, recess lighting, shower cubicle, vanity wash hand basin, low-level WC, and heated towel rail.

Bedroom Two



13' 9" x 11' 9" (4.19m x 3.58m) Double glazed window, radiator, high ceiling.

Property Details.

Kitchen



9' 0" x 11' 7" (2.74m x 3.53m) Double glazed window, single sink drainer with cupboard beneath, plus additional wall and base cupboards with drawers and work surfaces, display cabinet, built-in dishwasher and washing machine, space for upright fridge freezer, breakfast bar, and splashback tiling.

Bathroom



Spacious three piece suite comprising of steps up to recess bath, pedestal wash hand basin, low-level WC, radiator, double glazed window.

Property Details.

Floorplans

Bradford Street
Approximate Gross Internal Area
99.3 sq m / 1069 sq ft
Cellar = 63.3 sq m / 681 sq ft
Total = 162.6 sq m / 1750 sq ft

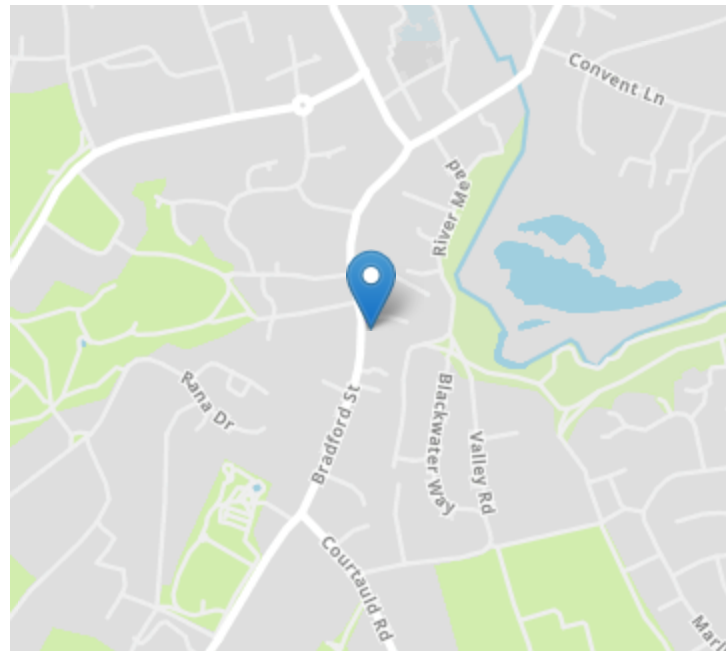


Cellar
63.3 sq m / 681 sq ft

Ground Floor
99.3 sq m / 1069 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

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.