



- Two Bedroom
- Juliet Balcony
- Long Lease
- Parking
- Open Plan Lounge/Dining/Kitchen Area
- Double Glazed Windows
- Stunning Inside And Out

### Flat 25 Iron View, Crossing Road, Braintree, Essex. CM7 3NA.

Guide Price £180,000 - £190,000 An excellent opportunity has arisen to acquire this two bedroom apartment. The property is presented to a fantastic standard throughout and some highlights include a spacious living room/diner which opens up to a well equipped kitchen, two double bedrooms and a family bathroom. The apartment has the added benefit of an allocated parking space and well maintained communal gardens, it is also situated just a short walk from the Braintree town centre, which offers an array of shops and restaurants and many other local amenities. A rare addition to the market, an early internal viewing is strongly advised.....





# Property Details.

## Ground floor

### Communal Entrance

Security entry system into communal hall stairs to all floors

### Entrance Hall

Door to front, electric heater, airing cupboard, doors to;

### Lounge/Diner



22' 7" x 13' 10" ( 6.88m x 4.22m )

Double glazed window to front, double glazed French doors to Juliette balcony, electric heater, laminate flooring.

### Kitchen Area



10' 1" x 6' 6" ( 3.07m x 1.98m )

Double glazed window to front, inset spot lights to ceiling, range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, plumbing for washing machine, integrated oven, hob, extractor hood, fridge and freezer, laminate flooring.

## Bedroom One



12' x 10' 1" ( 3.66m x 3.07m )

Double glazed window to front, electric heater, laminate flooring, fitted wardrobes.

## Bedroom Two



8' 9" x 8' 2" ( 2.67m x 2.49m )

Double glazed window to rear, electric heater.

## Bathroom



Opaque double glazed window to rear, enclosed panelled bath with shower over, wash hand basin, low level WC, heated towel rail, tiled walls, tiled flooring.

# Property Details.

## External

Allocated parking and communal gardens.

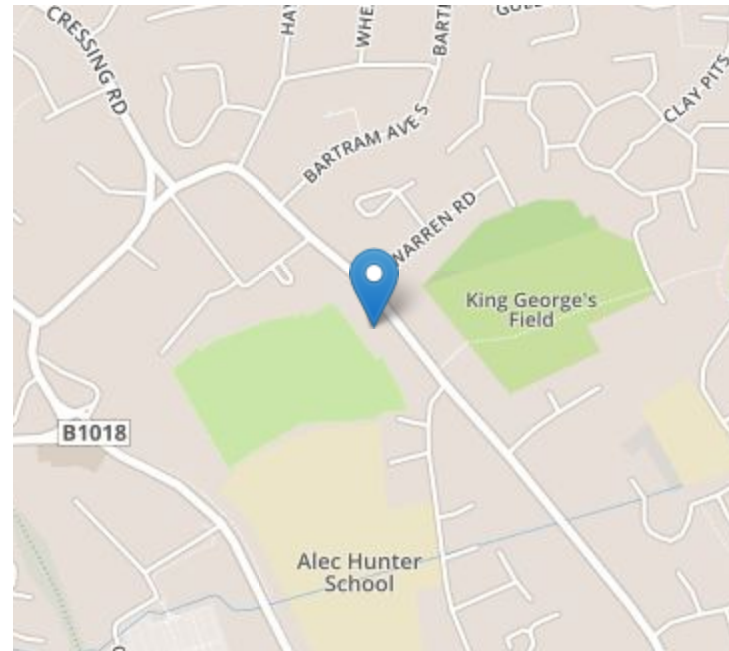
# Property Details.

## Floorplans

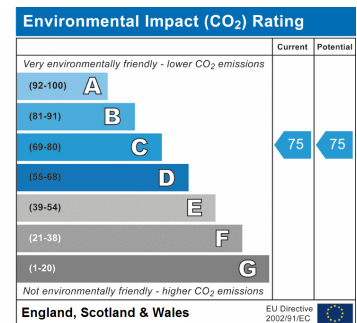
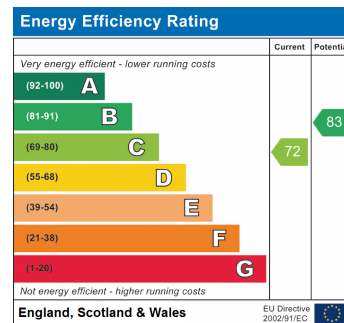


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

## 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.