



Flat 5 Bellamy House, New Street, Braintree, Essex. CM7 1EU.

New to the market and being offered for sale with No Onward Chain is this one bedroom, over 60's retirement apartment situated in the heart of Braintree's vibrant Town Centre, benefitting from all the towns amenities on its doorstep, as well as being a short drive from Braintree Designer Village. This apartment has the added benefit of a recently re-fitted, Eco-Friendly heating system, independent access to the communal gardens via a double-glazed door off the lounge, modern double glazing with security locks, and access to secure under-cover parking facilities. Bellamy House is made up of 27 retirement apartments, situated over three floors with communal facilities. This retirement complex benefits from a part time house manager and a 24-hour emergency Care-line system, a lift, a residents' lounge and a communal laundry area. There is also the benefit of communal gardens and under-cover parking.



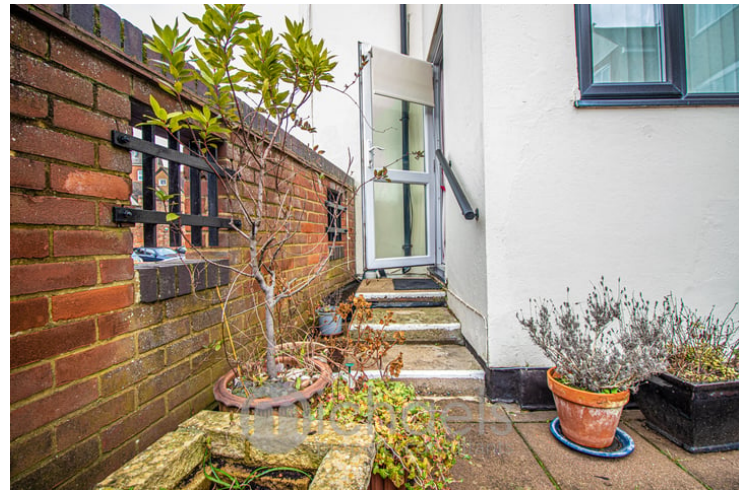
- No Onward Chain
- Over 60's Apartment
- One Double Bedroom Ground Floor Apartment
- Wet Room
- Access To Communal Gardens And A Range Of Amenities
- Situated In Braintree's Town Centre
- Access To A Variety of Local Amenities
- Under-Cover Communal Parking
- Close Proximity To Braintree Designer Village

Property Details.

Entrance Hall



13' 09" x 4' 00" (4.19m x 1.22m) Access door into entrance hall, access to all rooms and wet room, storage heater.



Kitchen



7' 02" x 6' 01" (2.18m x 1.85m) Double glazed window to rear aspect, matching wall and base units with rolled edge worksurfaces, inset sink with bowl and drainer, part tiled walls, laminate flooring, integrated oven, access to storage cupboard.

Lounge



15' 03" x 13' 05" (4.65m x 4.09m) Storage radiator, double glazed window to rear aspect, double glazed door to side aspect accessing communal garden, telephone point, tv point.

Property Details.

Bedroom One



15' 03" x 7' 03" (4.65m x 2.21m) Double glazed window to side aspect, telephone point.

Wet Room



8' 03" x 5' 11" (2.51m x 1.80m) Low level WC, pedestal wash hand basin, extractor fan, seated shower area, part tiled walls, laminate flooring.

Agents Note

Main Facts



27 Apartments built in 1986. Both 1 bedroom and 2 bedroom.

Visiting management staff (House Manager works 9am to 12md), Non-resident management staff (part time) and Careline alarm service.

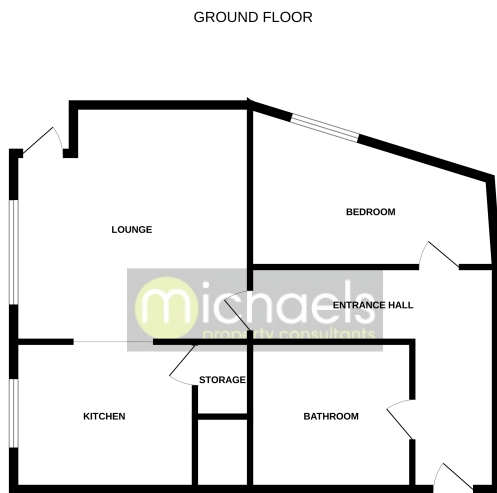
Lift service, communal Laundry, and communal Garden, there is also a communal area in the basement that is used for social events.

Distances: bus stop 100 yards; shops 100 yards; post office 50 yards; town centre 50 yards; GP 0.5 mile(s); social centre 200 yards.

Regular Social activities include: coffee morning fortnightly, and occasional fish & chip lunches etc. New residents accepted from 60 years of age. Both cats & dogs generally accepted (subject to terms of lease and landlord permission).

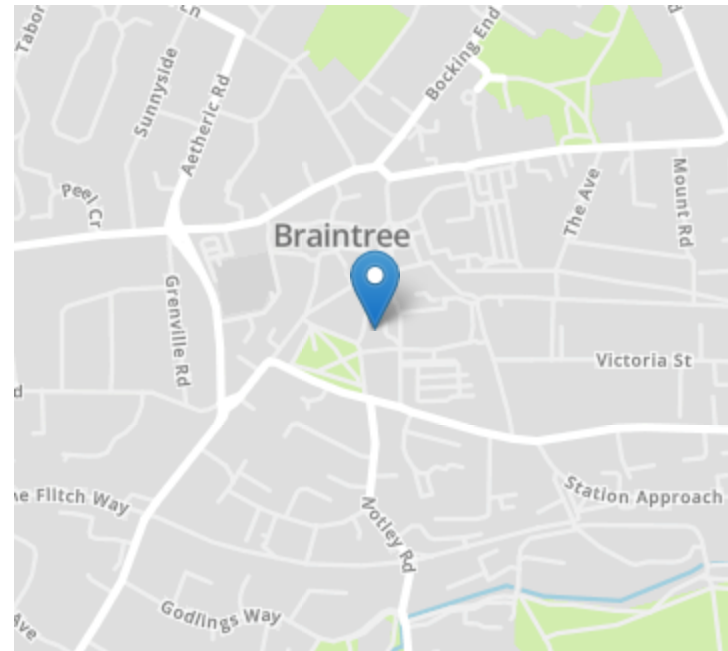
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, common areas and any other parts are approximate and not to be relied upon for any purpose. The information is provided for guidance only and should not be used as a basis for any decision. The purchaser should verify the accuracy of the information and should be satisfied with the accuracy of the information as to their property or otherwise prior to exchange of contracts.

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.