



- Two Bedroom Apartment
- Ground Floor
- Allocated Parking
- Open Plan Design
- Communal Garden
- Walking Distance Of Town & Railway Station
- Gas Central Heating & Double Glazing Throughout
- Well Presented And Modern Throughout
- Jack and Jill Bathroom

## 7 Porters Field, Braintree, Essex. CM7 1FB.

\*\* Guide Price £180,000 - £190,000 \*\*

Forming part of this modern development which is conveniently positioned within a short walking distance of both the train station & the town centre, is this deceptively spacious, two bedroom ground floor apartment. This stylish property boasts an open plan living style, offering an ideal purchase for both first-time buyers and buy to let investors alike. This apartment features a large lounge/diner which also incorporates the fitted kitchen with a centre island, two double bedrooms, and a Jack & Jill four-piece bathroom suite which can also be accessed via the master bedroom. Outside, there is allocated parking with additional visitors spaces available. An early internal viewing is highly advised to avoid any disappointment.



# Property Details.

Entrance Door to;

Lounge/Diner/Kitchen



22' 0" x 21' 04" (6.71 m x 6.50m) Double glazed windows to front aspect, radiator, wood effect flooring, smooth ceiling, open plan to kitchen area;

Kitchen



Double glazed window to front and side aspects, matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, integrated fridge/freezer, space for washing machine, floating island with breakfast bar, wall-mounted boiler, radiator, wood effect flooring, smooth ceiling.

Bedroom One



11' 10" x 10' 10" (3.61 m x 3.30m) Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

Bedroom Two



9' 2" x 8' 6" (2.79m x 2.59m) Double glazed window to side aspect, radiator, carpeted flooring, smooth ceiling.

Jack and Jill Bathroom



10' 10" x 9' 1" (3.30m x 2.77m) Opaque double glazed window to rear, radiator, W/C, hand wash basin, shower cubicle which is fully tiled, panelled bath, part tiled walls, extractor fan.

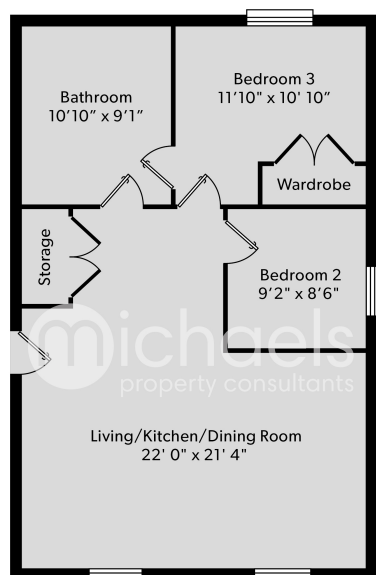
# Property Details.

## Parking

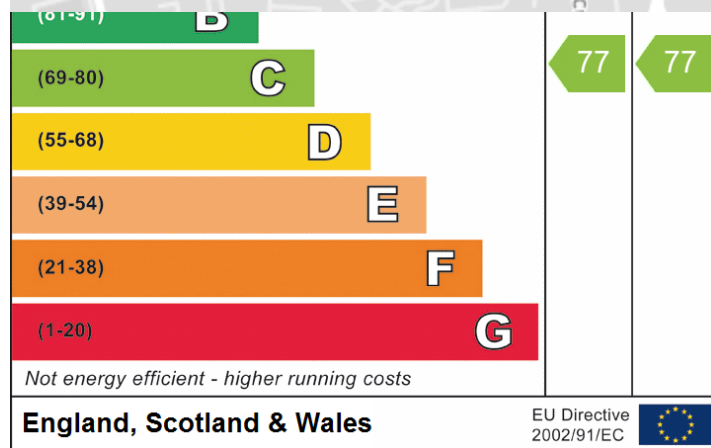
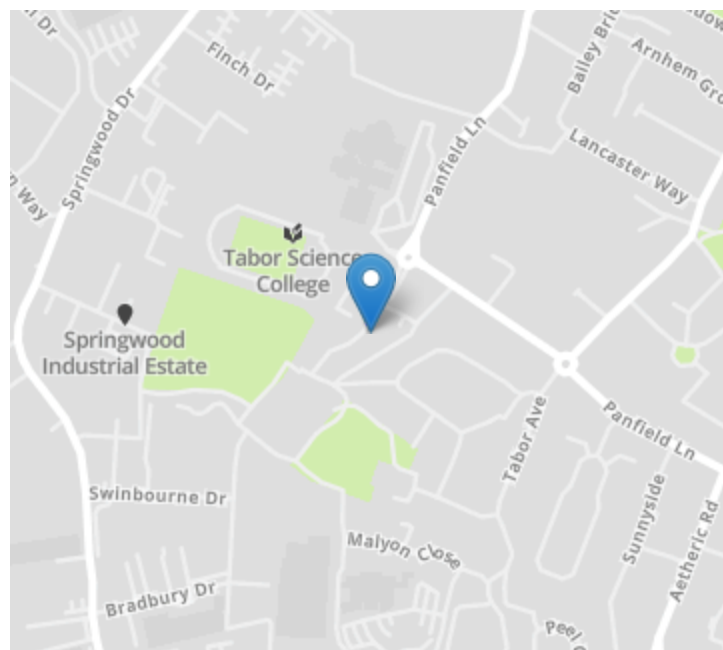
There is allocated parking for one vehicle.

# Property Details.

## Floorplans



## Location



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.