



16 Tabor Place, Braintree. CM7 2TT.

£140,000 Leasehold



Roland James are pleased to offer this ground floor, two bedroom retirement property situated within in Tabor Place. Offering level access to Braintree High Street and other local amenities with spacious living accommodation. Also with the benefit of communal gardens and parking to rear . Available now.

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OnTheMarket



55 High Street, Braintree, Essex, CM7 1JX

www.rolandjames.com

Email: property@rolandjames.com

Telephone: 01376 327123



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LOCATION

Applicants are advised to proceed from Braintree High Street onto St Michaels Road, turning right at the traffic lights onto Pierrefitte Way, at the Rayne Road traffic lights proceed straight over onto Aetheric Road, at the mini roundabout take the first exit onto Coldnailhurst Avenue, Tabor Place can be found on the left hand side around 150 yards down.

Ground Floor

The property with double glazing and electric central heating comprises approximately of:

COMMUNAL ENTRANCE DOOR

To:

COMMUNAL HALLWAY AND SPACES

Residents lounge, laundry and refuse. Access to the communal gardens and parking. Hallway to:

PERSONAL ENTRANCE DOOR

To:

HALLWAY

Door to:

LOUNGE/DINER

13'11" x 14'11"
Window to the side aspect, open plan to:

KITCHEN

9'7" x 6'
Comprising approximately of matching base and eye level units, inbuilt electric oven, hob, worktops, stainless steel sink with drainer, mixer tap.

BEDROOM ONE

12'8' x 9'4"
Built in wardrobe in addition to the room measurements, window to the side aspect.

BEDROOM TWO

10'6" x 7'8"
Window to the side aspect.

BATHROOM

Comprising approximately of low level WC, vanity unit, panel bath with shower above, window to the rear aspect.

SEPERATE WC

Comprising of a low level WC and pedestal hand wash basin.

Outside Space

COMMUNAL GARDENS

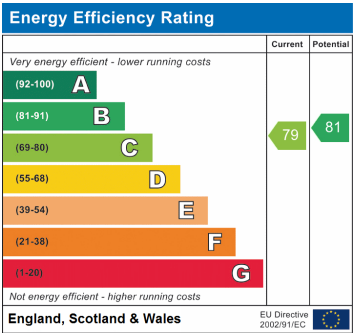
To the front and rear, accessed via the communal hallway.

PARKING

Parking to the rear.

AGENTS NOTE

We have been advised that there are approximately 82 years remaining on the lease. The service charges are approximately £1440 half yearly and the ground rent is approximately £150 per year. We have been advised that pets are permissible, subject to circumstances.



AGENTS NOTE NO ELECTRICAL OR MECHANICAL ITEMS AT THE PROPERTY HAVE BEEN TESTED AND INTENDING PURCHASERS MUST SATISFY THEMSELVES AS TO THEIR CONDITION AND SERVICEABILITY. **TO VIEW:** BY PRIOR TELEPHONE APPOINTMENT THROUGH THE VENDORS AGENTS ROLAND JAMES 01376 327123. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.