



**Falkland Court
Braintree
Essex
CM7 9LL**

Offers in Excess of £140,000

bettermove

Falkland Court

Braintree

Bettermove are proud to present this 2 bedroom Flat in Braintree available with no forward chain.

The property benefits from double glazing, electric heating throughout and has communal off street parking available. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

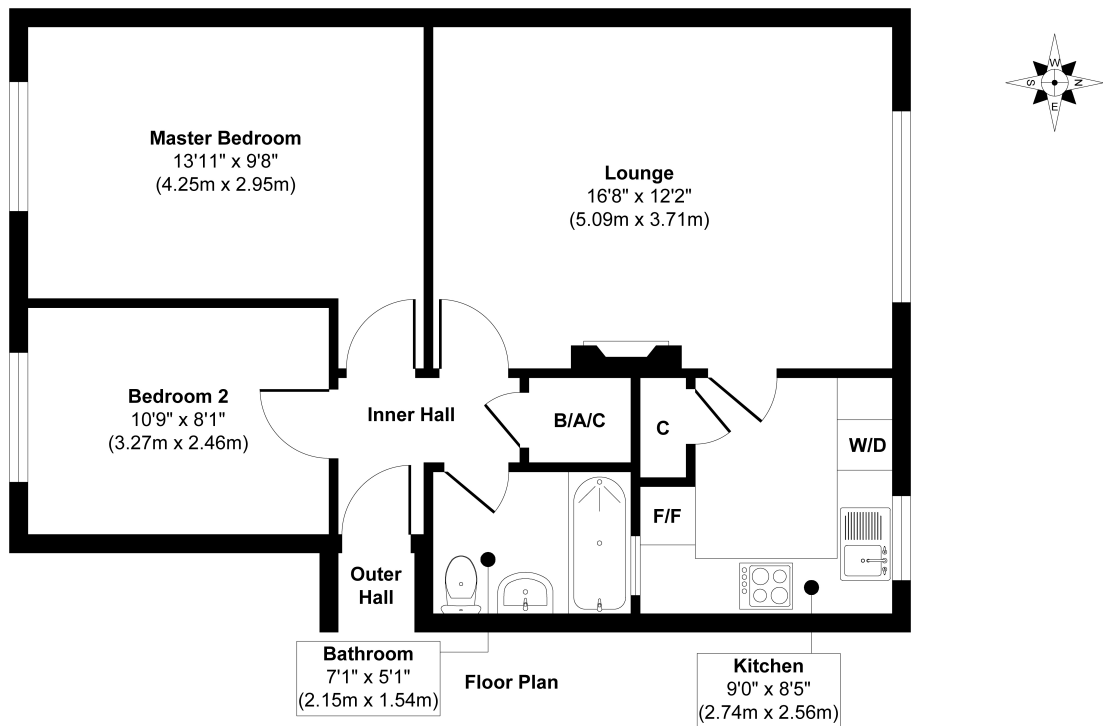
This is a leasehold property with 49 years remaining on the lease; the ground rent is £60 per annum and the service charge is £246 per annum.

The interior of this property comprises a spacious living room, the fitted kitchen, the family bathroom and two double bedrooms located on the first floor of the building.

Located in the popular town of Braintree, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Braintree Train Station, the A120 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Approx. Gross Internal Floor Area 603 sq. ft / 56.03 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk