



Flat 16, Bellamy House New Street, BRAINTREE. CM7 1EU.

£70,000 Leasehold



Roland James are pleased to offer this one bedroom first floor retirement apartment for over 60s with its own balcony and a prime view of St Michael's Church. Bellamy House is within minutes walking of the High Street and has its own secure parking and lifts to all floors.



55 High Street, Braintree, Essex, CM7 1JX

www.rolandjames.com

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LOCATION

Situated less than 100 yards from the High Street the property can be approached on foot via New Street. By car into New Street from South Street.

The accommodation comprises approximately with double glazing and night storage heating:

COMMUNAL ENTRANCE DOORS

Security entry phone system.

COMMUNAL ENTRANCE HALL

Stairs to all floors. Double doors to:

COMMUNAL HALLWAY

Access to sun terrace and summer house. Lift access to meeting area and laundry room.

ENTRANCE DOOR

Leading to:

ENTRANCE LOBBY

Storage heater. Doors to:

LIVING ROOM

14'9 x 9'5

Window to rear, Night storage heaters. Door leading to:

BALCONY

Overlooking St Michael's Church.

KITCHEN

6'5 x 6'1

A range of matching units with single sink and drainer. Further work surfaces with drawers and cupboards underneath. Built in oven and electric hob. Space for appliances. window to rear.

BEDROOM

13' x 7'8

window to front and side. Electric heater. Storage cupboard.

SHOWER ROOM

Walk in shower room with electric shower. Low level flush WC. Pedestal hand wash basin. Fully tiled. Window to side. Airing cupboard.

Outside

COMMUNAL AREAS

There is an extensive sun terrace with summer house. A well equipped laundry room next to a meeting room.

PARKING

Secure parking is available.

AGENTS NOTES

The property is offered for sale leasehold as is normal and we understand that there are approximately 65 years remaining on existing lease. The current service charge and ground rent are £317.57 monthly. Included in the service charge are building insurance, water rates, refuse collection, heating, maintenance and cleaning of the communal areas including windows, secure parking and the assistance of the house manager.

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.