



- One bedroom detached apartment
- First floor
- Exclusive gated development
- Central location
- Short walk to the train station
- Finished to an excellent standard
- Beautiful communal garden area
- Gas central heating

9 Baker Court, Braintree, Essex. CM7 3AQ.

** Guide Price £190,000 - £200,000 ** Forming part of this exclusive gated development situated just a stone's throw from both the Braintree Town Centre & the Train Station, is this luxurious one bedroom apartment. The property enjoys an array of spacious accommodation throughout, highlighted by high ceilings & large windows, offering an ideal purchase for both first-time buyers and buy to let investors alike. The internal accommodation comprises entrance hall with telephone intercom system, spacious kitchen/diner which also incorporates the fitted kitchen, large bedroom with fitted wardrobes, and of course the bathroom which can also be accessed via the bedroom.

Property Details.

Entrance Hall

Entry door to front, access to accommodation;

Lounge/Kitchen/Diner



19' 10" x 15' 9" (6.05m x 4.80m)

Smooth ceiling, radiator, double glazed windows to front & side, wood effect laminate flooring, matching wall & base units, solid wood worktops, inset sink with drainer unit, mixer tap, integrated oven & hob with extractor over, integrated appliances - Fridge/freezer, dishwasher, washing machine

Bedroom One



13' 1" x 12' 6" (3.99m x 3.81m)

Smooth ceiling, radiator, double glazed windows to front & side, built-in wardrobes, door to;

Property Details.

Jack & Jill Bathroom



6' 7" x 13' 1" (2.01m x 3.99m) Smooth ceiling, tiled floor, heated towel rail, opaque double glazed window to side, paneled bath, shower cubicle which is fully tiled, low-level W/C, hand wash basin with vanity unit underneath, extractor fan

Property Details.

Floorplans

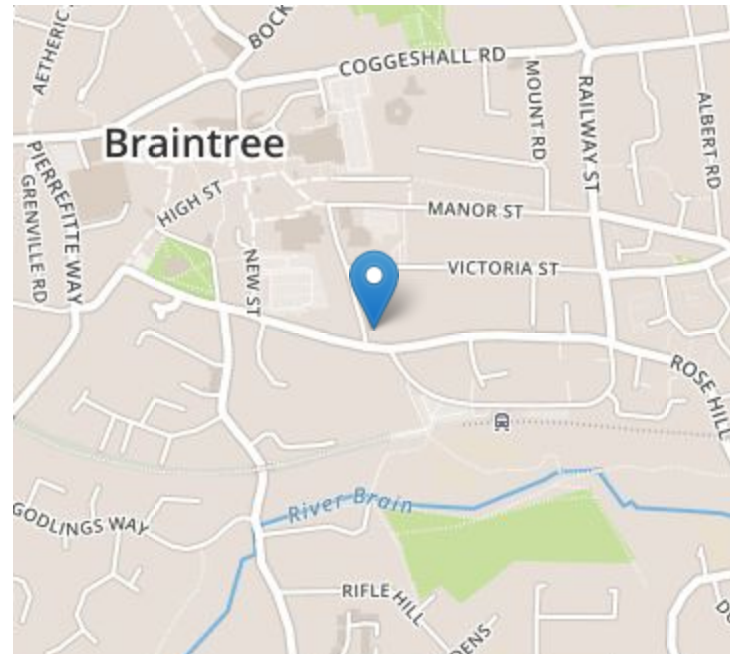
1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



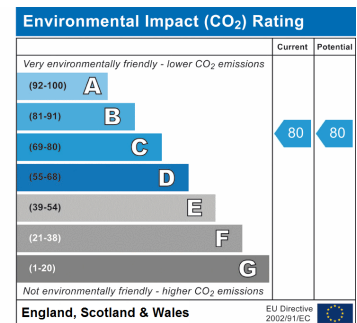
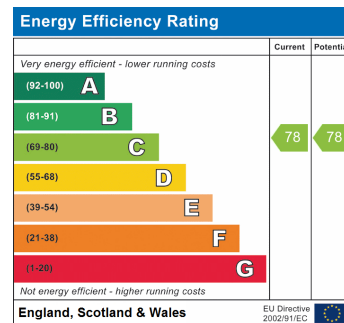
TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

