

£250,000 Leasehold

Badger Mount, Braintree, Essex CM7 2DE



- Ground Floor
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Approx. 744 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Communal Garden
- Town Centre Within Easy Reach

GENERAL DESCRIPTION

A well-presented flat on the ground floor of this recently-constructed building. The property has an approximately twenty-five-foot reception room with open-plan kitchen area and windows at either end. There are two, generously-sized, bedrooms and a sleek, monochrome, naturally-lit bathroom. A pair of storage/utility cupboards have been provided in the naturally-lit entrance hallway and well insulated walls and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy efficiency rating. To the rear and side of the block is a south-facing communal garden and a car park which includes two spaces allocated to this flat. Braintree town centre can also be reached on foot or by a brief cycle ride and nearby Oak Meadow Nature Reserve offers beautiful, outside space to explore.

Tenure: Leasehold (125 years from 01/07/2020).

Service Charge: £193.84 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Council Tax: Band B, Braintree District Council.

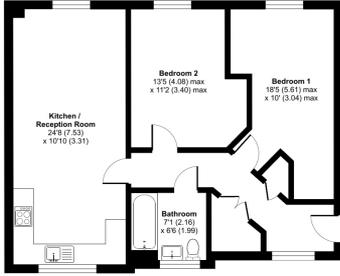
Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



Badger Mount, Braintree, CM7

Approximate Area = 744 sq ft / 69.1 sq m
For identification only - Not to scale



GROUND FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. ©urbanmoves 2020. Produced for Urban Moves. REF:1340890

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Bedroom 1
18' 5" max. x 10' 0" max. (5.61m x 3.04m)

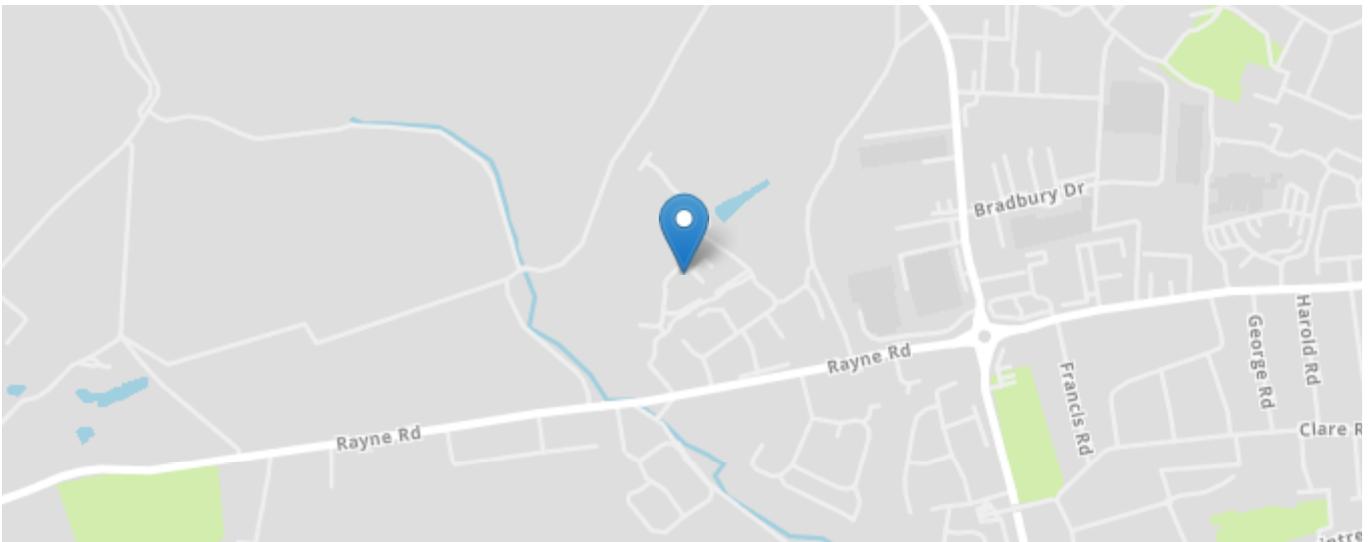
Bathroom
7' 1" x 6' 6" (2.16m x 1.98m)

Bedroom 2
13' 5" x 11' 2" (4.08m x 3.40m)

Reception
24' 8" x 10' 10" (7.52m x 3.30m)

Kitchen
included in reception measurement

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.