



\*\*\* CASH BUYERS ONLY \*\*\*

With no onward chain, Beresfords are pleased to offer this spacious ground floor studio apartment located approximately 5 minutes walk from Braintree railway station. Internally the property consists of hallway, bathroom, living space/bedroom and fitted kitchen. Externally there is gated allocated parking. This location also provides a 6-minute drive to Braintree Freeport, with its various shops and restaurants and train station. In addition, there is convenient access to the A120 for A131, M11 and Stansted Airport.

## Mazers Court

Silks Way, Braintree, CM7 3GA

**Asking Price: £90,000**  
**Leasehold**

**Beresfords**



Service Charge (per annum): £980.00

Ground Rent (per annum): £90.00

Lease Expiry Date: 10/08/2089



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. 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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### Measurements:

#### Entrance Hall

**Bedroom / Living Area** 15'9" x 11'6" max  
(4.8m x 3.5m max).

**Kitchen** 7'7" x 6'5" max (2.3m x 1.96m max).

#### Bathroom

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

- No Onward Chain
- Ground Floor Studio Apartment
- Gated Allocated Parking
- Access to A120 and M11
- Walking Distance to Braintree Railway Station
- Cash Buyers Only

Braintree Sales 01376 348 444

[www.beresfords.co.uk](http://www.beresfords.co.uk)

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