



Guide Price £170,000 - £180,000

Leasehold | 2 Bed | 1 Bath | Flat/Apartment | Upper Floor | Council Tax Band B | EPC C | Ref BRS260114

Malyon Close Braintree CM7 2QZ

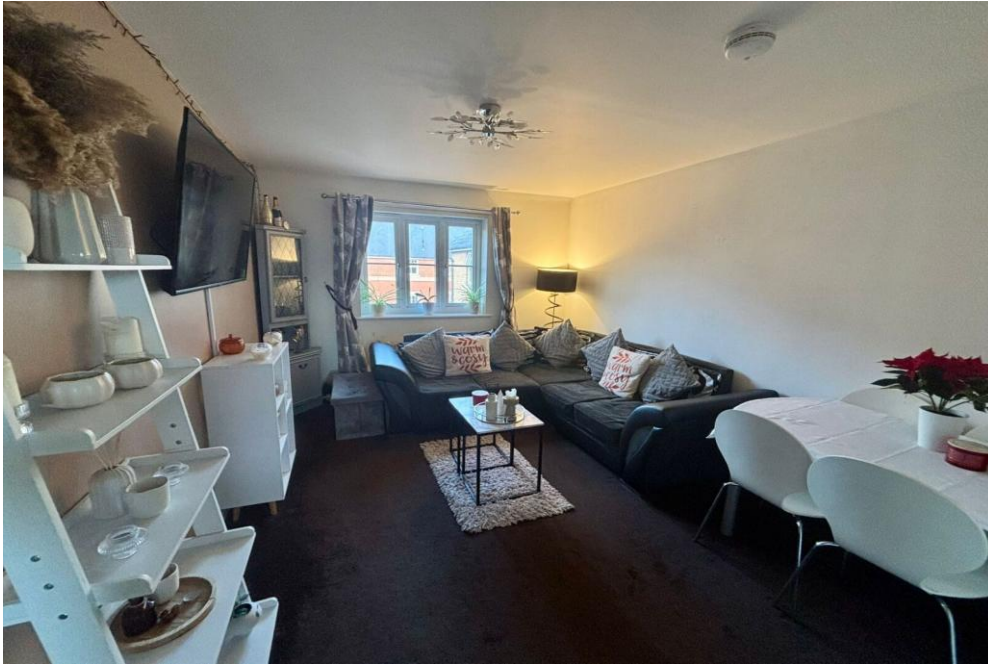
Beresfords are pleased to bring to market this second floor, Two Bedroom Apartment offering generous accommodation in the popular Malyon Close development. The property benefits from fitted storage throughout, a renewed lease to 99 Years, allocated parking and is being sold with No Onward Chain.

- Second Floor Apartment
- Two Bedrooms
- No Onward Chain
- Allocated Parking
- Convenient Access to A120/M11 Corridor
- Three Generous Storage Cupboards
- Lease Extended by Current Owner to 99 Years
- Sought After Malyon Close Development



Scan the QR code for full details and key information on this property.





Beresfords - Braintree Sales

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

£846.36

Lease Expiry Date: TBC

Being Extended to 99 Years

Ground Rent (per annum):

£0

SECOND FLOOR



MALYON CLOSE, BRAINTREE

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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