

Beresfords | Est 1968



Beresfords

Offers in excess of £250,000

Leasehold | 2 Bed | 2 Bath | Flat/Apartment | Upper Floor | Council Tax Band B | EPC C | Ref NBC260924

Cressing Road Braintree CM7 3NA

Modern Duplex Apartment Split into two self-contained apartments offering an INVESTMENT OPPORTUNITY, or can be put back as a DUPLEX apartment if desired.

- Investment Opportunity
- Allocated Parking Space
- Potential 8% Yield
- Originally a Duplex Apartment



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	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

£1,138.45

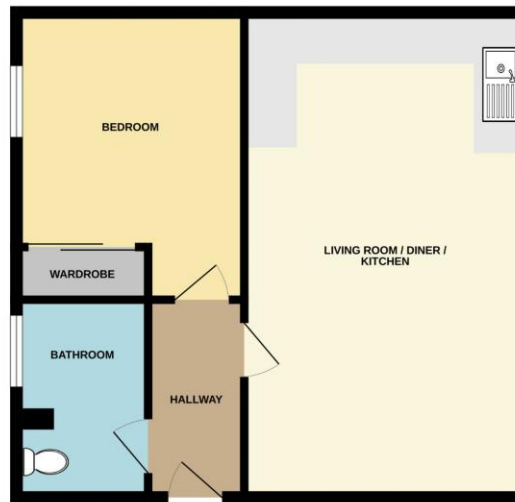
Lease Expiry Date: 25/03/2131

104 Years Remaining

Ground Rent (per annum):

£200

GROUND FLOOR



1ST FLOOR



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Entrance Hall

Bathroom

Bedroom 13'2" x 10' (4.01m x 3.05m)

Living Room 16'5" x 12'3" (5m x 3.73m)

Kitchen Area 6'2" x 12'3" (1.88m x 3.73m)

Top Floor

Kitchen 7' x 9'1" (2.13m x 2.77m)

Bathroom

Living Room 13'2" x 9'10" (4.01m x 3m)

Bedroom 13'2" x 9'9" (4.01m x 2.97m)

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