



Guide Price £220,000 - £230,000

Leasehold | 2 Bed | 1 Bath | Flat/Apartment | Ground Floor | Council Tax Band B | EPC B | Ref BRS260045

The Tileworks Braintree CM7 3AT

Immaculately presented, ground floor apartment with two bedrooms, open plan kitchen/lounge/diner and refitted shower/wet room. It also features its own private garden and benefits from one allocated parking space.

- Ground Floor Apartment
- Well-Presented Throughout
- Two Bedrooms with Fitted Wardrobes
- Open Plan Kitchen/Lounge/Diner
- Refitted Shower/Wet Room
- Own Private Garden
- Allocated Parking Space
- Close to Local Shops and Amenities
- Walking Distance to Train Station
- Viewing Recommended



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





Beresfords - Braintree Sales

Beresfords Residential
74a High Street
Braintree
Essex
CM7 1JP

T: 01376 348 444

E: braintreesalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

£1443.33

Lease Expiry Date: 01/01/2143

116 Years Remaining

Ground Rent (per annum):

£200

GROUND FLOOR



Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property