



4 The Depot, Fairfield Road, Braintree,
Essex, CM7 3AG

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Asking Price: £140,000
Leasehold



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This first floor immaculate studio apartment is set in this recently built development in the heart of Braintree town centre and is a short walk to Braintree mainline train station. The apartment benefits from a lounge/sleeping area with Juliet balcony, separate kitchen with integrated appliances, a bathroom which is finished to a high standard and video entry phone. Viewing is essential to fully appreciate this excellent studio apartment.

There are 107 years remaining on the lease, the service charge is £800 per annum and the ground rent is £150 per annum.

Council Tax Band A. EPC Rating C.



Studio Apartment
Immaculately Presented
Heart of the Town Centre
Walking Distance to Station
Potential Rental Income £600 PCM
Council Tax Band A
EPC Rating C

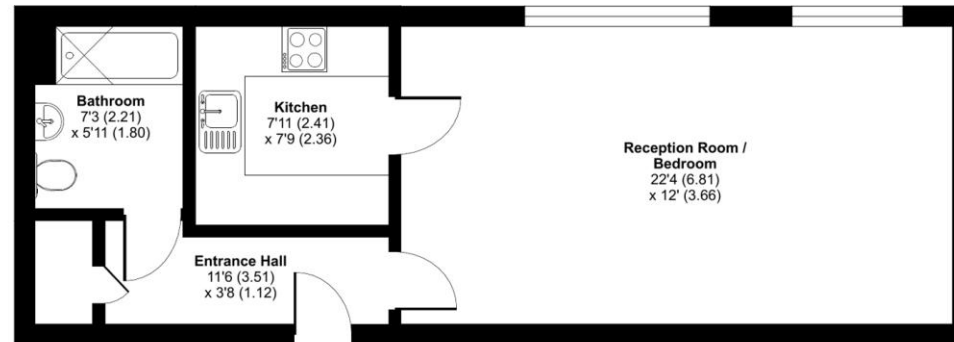
ADDITIONAL INFORMATION

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Fairfield Road, CM7

Approximate Area = 446 sq ft / 41.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richetcom 2024. Produced for Intercountry Estate Agents. REF: 1104015



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ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

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