



## 50 WICKHAM CRESCENT

Braintree, CM7 3BY

OFFERS OVER £150,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Ground Floor Apartment
- Two Bedrooms
- Allocated Parking
- Ideal First Time Buy
- Ideal Investment Purchase
- No Onward Chain
- Close to the Town Centre
- Ample Amenities Close By





## Property Description

### THE PROPERTY

Two bedroom ground floor apartment situated within a popular block. Easy distance to the town. Ideal first time buy or buy to let investment. NO ONWARD CHAIN.

### THE LOCATION

A well-presented ground floor two bedroom apartment located within just 0.2 miles of Braintree railway station with direct links into London Liverpool Street and within a short walk of Braintree town centre.

The property is also located just over half a mile from Braintree's Freeport Designer Village complex with its popular retail outlets and entertainment facilities.

### PROPERTY INFORMATION

Leasehold - we are awaiting leasehold and service charge details.

EPC - C

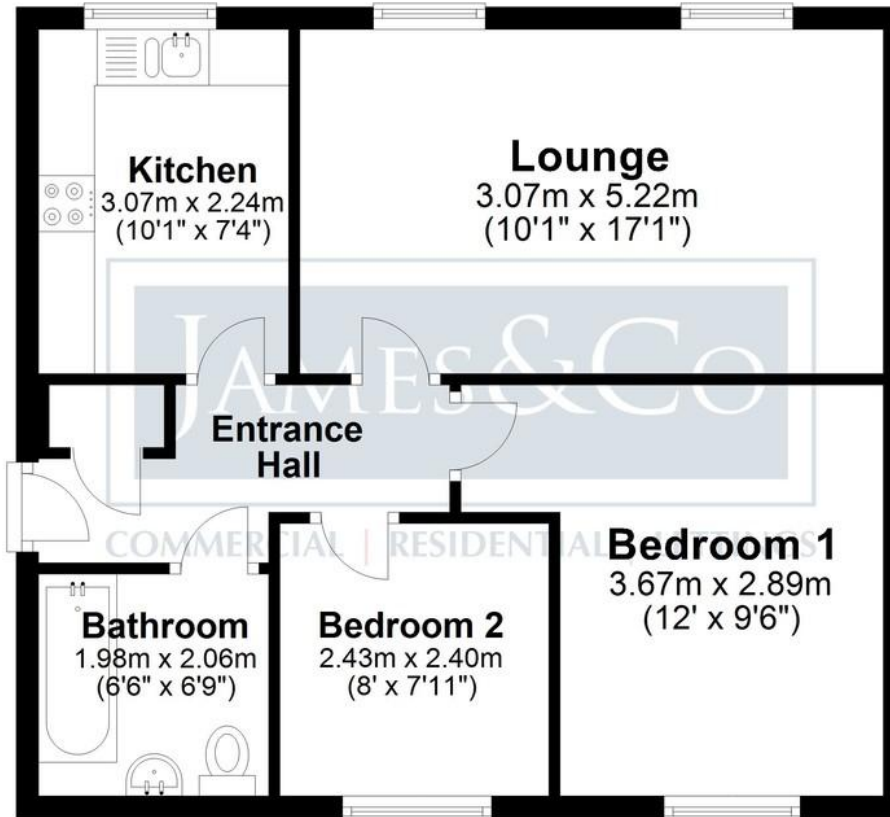
Council Tax Band - B

### ALLOCATED PARKING



## Ground Floor

Approx. 51.7 sq. metres (556.0 sq. feet)



Total area: approx. 51.7 sq. metres (556.0 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.  
Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band B

## TENURE

Leasehold

## LOCAL AUTHORITY

Braintree District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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