



Connells

Windsor Court Angle Side
Braintree



Property Description

This two bedroom second floor apartment is the epitome of convenience and modern living and would be perfectly suited to a first time buyer looking to enter the property market or for an investor looking to expand their portfolio.

Enjoy a seamless transition to your new home with No Onward Chain, allowing you to settle in without the stress of delays.

The home itself is spacious, allowing for plenty of natural light to flow through the rooms. The property benefits from entrance hall, a generous sized living room/diner, kitchen, two bedrooms and bathroom.

Additionally, the convenience of having a dedicated car port, ensuing your car is safely parked, makes this apartment a practical choice. Further on street parking is also available.

This home offers the convenience of easy access to amenities, reputable schooling, Braintree Town Centre, Braintree Village and transportation including being a stones throw from Braintree Train Station and Braintree Freeport Station with direct links to London Liverpool Street.

Additionally the A120 and A131 with links to Chelmsford City and Stansted Airport offer great commuting links nearby.

With its prime location and ample living space,

it truly offers the best of both worlds.

Entrance Porch

Entrance Hall

Living Room/Diner

21' 5" x 16' 4" (6.53m x 4.98m)

Two double glazed bay windows to the side aspect, two double glazed windows to the front and rear aspect, two heaters.

Kitchen

10' 4" x 5' 9" (3.15m x 1.75m)

Inset stainless steel sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards up and under, space for cooker, space for further appliances, breakfast bar, wall heater, double glazed window to the rear aspect.

Bedroom One

10' 6" x 10' 2" (3.20m x 3.10m)

Double glazed window to the front aspect, heater.

Bedroom Two

10' 6" x 5' 11" (3.20m x 1.80m)

Double glazed window to the front aspect, heater.

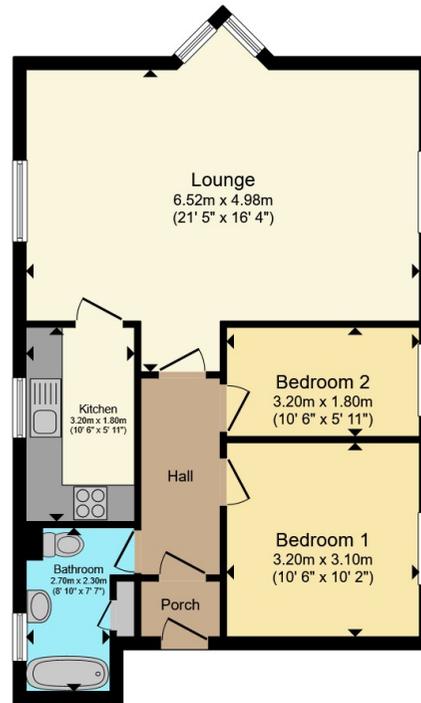
Family Bathroom

Enclosed WC and hand wash basin with cupboard under, paneled bath with shower unit above, double glazed window to the rear aspect.









Floor Plan

Total floor area 62.8 m² (676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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17 Great Square
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EPC Rating: C Council Tax
 Band: B

Service Charge:
 1608.00

Ground Rent:
 £0

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308658

This is a Leasehold property with details as follows; Term of Lease 215 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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