



## WICKHAM CRESCENT, BRAINTREE

OFFERS OVER £130,000

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## WICKHAM CRESCENT, BRAINTREE

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- No Onward Chain
- Double Bedroom
- Allocated Parking for One Vehicle
- Finished to a High Standard
- Top Floor Apartment
- Town Centre Location
- Sizeable Living Room
- Three-Piece Bathroom

Daniel Brewer is pleased to present this charming top-floor apartment, ideally situated on Wickham Crescent in the heart of Braintree, offering excellent access to the town centre and train station.

Entered via a communal entrance hall, the apartment opens into a private hallway providing access to all rooms. The well-proportioned living room offers a warm and inviting space, perfect for relaxing or entertaining, and flows through to a well-equipped kitchen.

The property features one spacious bedroom with built-in wardrobes, making it an ideal home for a single occupant or couple seeking a comfortable retreat. The bathroom is thoughtfully arranged to provide both convenience and privacy.

A further benefit is the allocated parking space for one vehicle, a valuable feature in this popular and well-connected location.

#### **Entrance Hall**

8'10" x 3'7" (2.7m x 1.1m)

Entrance from a communal entrance hall via timber door, wall mounted electric storage heater, access to electric fuse box, intercom system to ground floor, carpeted flooring, ceiling rose light fixture. Doors to: Living Room, Bedroom & Bathroom

#### **Living Room**

20'8" x 9'10" (6.3m x 3.0m)

Double glazed UPVC window to rear aspect with blinds, wall mounted electric storage heaters, carpeted flooring, ceiling mounted light fixtures, various power points. Opening to: Kitchen

#### **Kitchen**

7'10" x 8'10" (2.4m x 2.7m)

Double glazed UPVC window to front aspect, various base and eye level units with granite effect worksurfaces over, inset stainless steel sink with mixer tap and drainer unit, low level electric fan oven, four ring hob with extractor fan overhead, space for fridge freezer, space for

washing machine, splashback tiling, laminate flooring, ceiling mounted light fixture, various power points.

#### **Principal Bedroom**

12'1" x 9'2" (3.7m x 2.8m)

Double glazed UPVC window to front aspect with blinds, integrated wardrobe, wall mounted electric storage heaters, carpeted flooring, ceiling mounted light fixture, TV point, various power points.

#### **Bathroom**

Frosted double glazed UPVC sash window to rear aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap, shower attachment & curtain, splash-back tiling, partially tiled walls, wall mounted heater, vinyl flooring, ceiling rose light fixture, shaver port, extractor fan.

#### **Communal Parking**

The property boasts allocated parking for one vehicle and additional external storage.

#### **Local Area**

Braintree is a popular and well-connected market town offering a wide range of amenities including a bustling High Street with shops, restaurants and public houses, along with the highly regarded Braintree Village shopping outlet. The town benefits from excellent transport links via the A120 and A131, as well as direct rail services to London Liverpool Street via Witham. Braintree offers a variety of primary and secondary schools, leisure facilities, and parks, along with access to the Flich Way providing scenic walks and cycling routes. Rich in history, the town retains links to its textile heritage, with attractions such as the Braintree Museum and Warner Textile Archive.

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