



**7 Trafalgar Court, Braintree, Essex, CM7 9LP**

Price £135,000

## 7 Trafalgar Court, Braintree CM7 9LP

\*\*\*\* CASH BUYERS ONLY \*\*\*\* An opportunity to purchase this two bedroom ground floor apartment close to centre of Braintree. The property consists of lounge, fitted kitchen, bathroom and two bedrooms. The property does benefit from having a lease in excess of 90 years, off road parking.



Council Tax Band: A



### Hallway

Communal hallway leading to entrance door

### Lobby

Doors to :-

### Lounge

16'11" x 12'4"

Double glazed windows to front and rear aspects, electric heaters, wood effect flooring, door to :-

### Kitchen

8'2" x 7'6"

Recently installed kitchen, electric oven, hob and extractor space for washing machine and fridge/freezer double glazed window to rear aspect.

### Bedroom One

13'10" x 9'10"

Double glazed window to front aspect.

### Bedroom Two

10'5" x 7'1"

Double glazed window to front aspect

### Bathroom

Low level WC, panel bath with shower over, wash hand basin, tiled walls to compliment





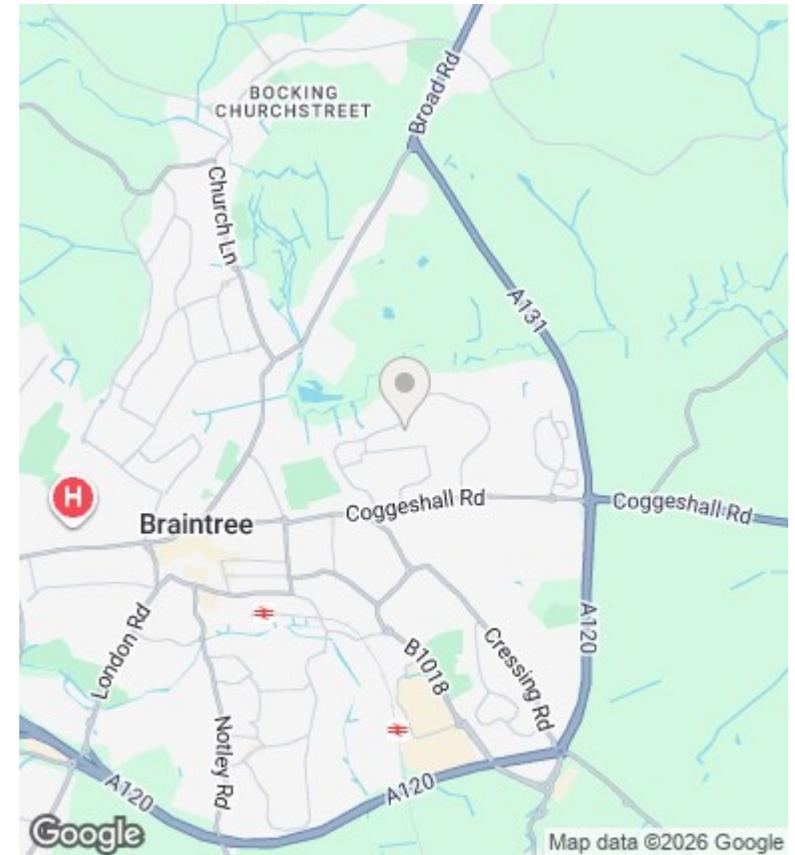
## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC