



## 2 bed apartment to buy in CM7

Kenworthy Road, Braintree, Essex, CM7  
1XL

**£90,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ TOP FLOOR APARTMENT
- ✓ IDEAL LOCATION
- ✓ ALLOCATED PARKING
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000

We are pleased to offer this two bedroom apartment conveniently located at the end of a cul-de-sac within close proximity to Braintree town centre. Situated on the top floor, the apartment offers two bedrooms, one of which is a great double size and a further good sized single bedroom making for an ideal child's bedroom or work from home study. You then have a dual aspect lounge dining space , making for a bright and airy room. From the lounge you have access to the kitchen offering a range of matching base and eye level units. The family bathroom offers a white three piece suite and shower over bath.

Externally there is a communal garden space for residents to enjoy and an allocated parking space.

The flat is currently occupied by tenants on an Assured Shorthold Tenancy, which expires in April 2026 currently achieving £850 PCM.

Lease details;

Current lease remaining approximately 145 years

Ground rent N/A

Service charge £95 a month

Local Authority - Braintree district council

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 145

Annual Service Charge Amount: £1,140.00

Price: Starting Bid £90,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

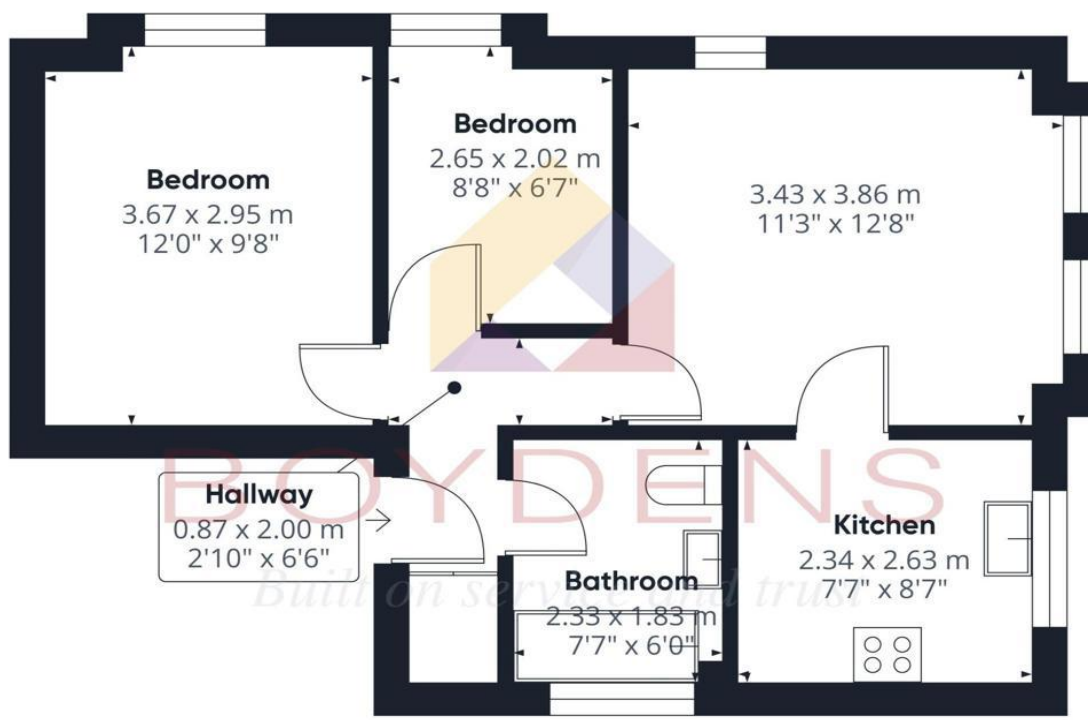
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good




Approximate total area\*\*  
43.1 m<sup>2</sup>  
464 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Kenworthy Road, Braintree, Essex, CM7 1XL

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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