



## Flat 1

2 Sandpit Lane | Braintree | CM7 1LY

£995 Per Month

 clarknewman

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A WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT located within Braintree High Street, and a close distance to Braintree Train Station. The property comprises of an entrance hall, modern fitted kitchen with a range of wall and base units, lounge, double bedroom and a shower room. This property is available unfurnished mid August. This is a non-smoking property. Please note, the marketing photos are from May 2024.

- One Bedroom
- Well Presented Throughout
- Council Tax Band: A
- First Floor Flat
- Available Mid August
- EPC Register: N/A

Entrance Hall

Kitchen

13'3" x 10'7" (4.04 x 3.23)

Lounge

10'2" x 13'0" (3.12 x 3.98)

Bedroom

10'2" x 9'6" (3.12 x 2.90)

Bathroom

Local Area



Total area: approx. 50.9 sq. metres (547.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only to be intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property. Plan produced using PlanUp.

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