



Flat 2

Sandpit Lane | Braintree | CM7 1LY

£750 Per Month

 clarknewman

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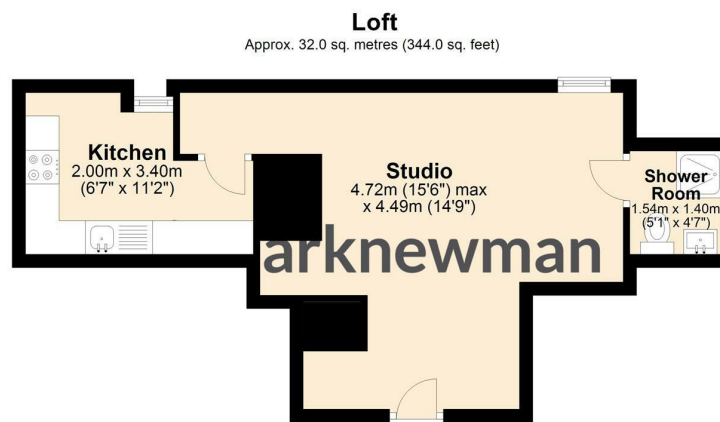
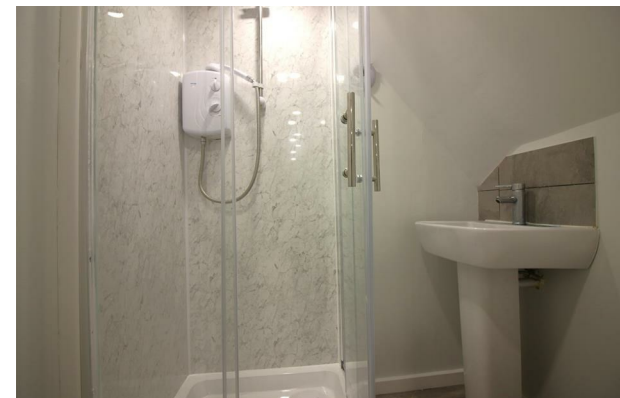
A WELL PRESENTED STUDIO FLAT on the second floor. The property is located within Braintree High Street and is a close distance to Braintree train station. The property comprises of a reception room, modern fitted kitchen with a range of wall and base units and shower room. This property is available unfurnished mid May. This is a non-smoking property and the landlord does not allow pets.

- One Bedroom
- Well Presented Throughout
- EPC Register: TBC
- Second Floor Flat
- Available Mid May
- Council Tax Band: TBC

Studio
15'5" x 14'8" (4.72 x 4.49)

Shower Room
5'0" x 4'7" (1.54 x 1.40)

Kitchen
6'6" x 11'1" (2 x 3.40)



Total area: approx. 32.0 sq. metres (344.0 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.

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

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