



Flat 2

2 Sandpit Lane | Braintree | CM7 1LY

£800 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/bedroom, modern fitted kitchen with a range of wall and base units and shower room. This property is available unfurnished early July. This is a non-smoking property.

- Studio
- Well Presented Throughout
- EPC Register: N/A
- Second Floor Flat
- Available early July
- Council Tax Band: TBC

Studio

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

Kitchen

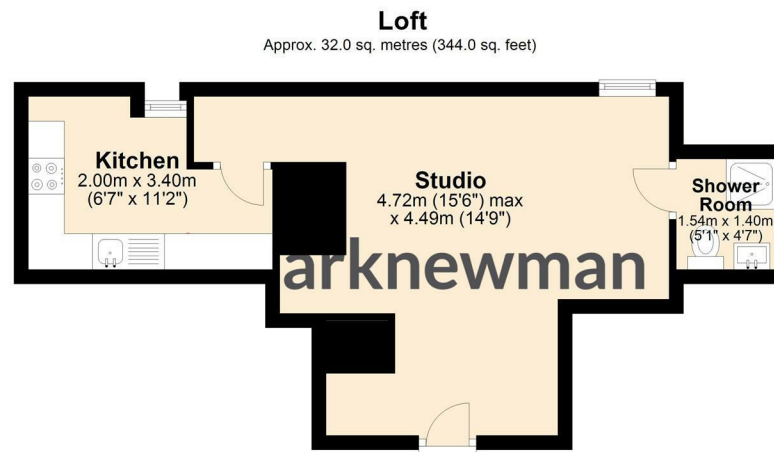
6'6" x 11'1" (2 x 3.40)

Shower Room

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

Agents Note

Please note that the floorplan measurements are based on the *actual* floor area. Due to the pitch of the roof the *usable* floor space / headspace will be considerably less than the plan shows.



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 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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