



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: A

Studio

15'8 x 15'3 (4.78m x 4.65m)

Kitchen

11'2 x 7'10 (3.40m x 2.39m)

Bathroom

4'7 x 5'0 (1.40m x 1.52m)

Local Area

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.



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Equity House
4-6 Market Street
Harlow
Essex
CM17 0AH
01279 400444

hello@clarknewman.co.uk
www.clarknewman.co.uk