



## The Yard, Braintree

**£1,350 pcm**

Unfurnished two bedroom ground floor apartment. The property is ideally located within close proximity to Braintree town centre & the main line train station.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Newly Carpeted | Off-street parking | Two Bedroom |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES



## TWO BEDROOM APARTMENT

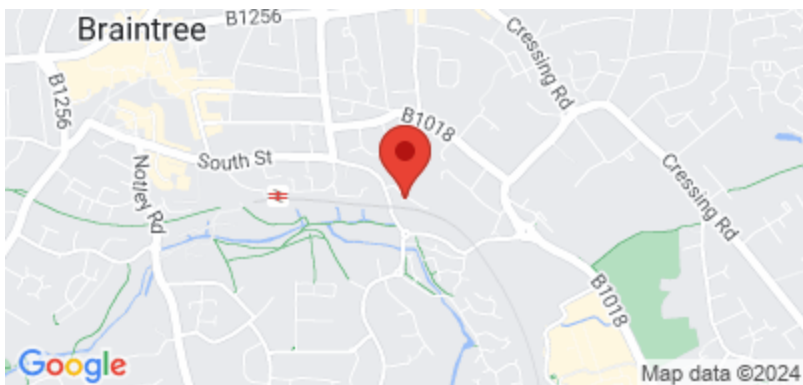
Unfurnished two bedroom ground floor apartment. The property is ideally located within close proximity to Braintree town centre & the main line train station. The property comprises of hallway, lounge/diner, kitchen, two double bedrooms, family bathroom, allocated parking for one car. Additional features include UPVC double glazing, new carpets and the property has been recently re-decorated. EPC Band C. Permitted payments apply.

\* Unfurnished two bedroom ground floor apartment \* Allocated parking for one car \* Close proximity to the town centre and station \* EPC Band C \* Council Tax Band B\* Available now!

Council Tax Band: B (Thurrock Council)  
Deposit: £1,350







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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	76

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.