



81 STANSTRETE FIELD, BRAINTREE CM77

OFFERS IN EXCESS OF £180,000

2 Bedrooms | 1 Bathrooms | 1 Receptions

**** NO ONWARD CHAIN **** Situated in the heart of Great Notley, close to local village amenities and the popular Discovery Centre, this beautifully presented ground floor apartment offers generous living space with French doors opening onto well-maintained communal gardens.

The property features two double bedrooms and is presented in first-class decorative order throughout, making it an ideal purchase for first-time buyers, downsizers or investors alike. Further benefits include one allocated off-street parking space.

An internal viewing is highly recommended to appreciate this rarely available home.

**** GUIDE PRICE - £190,000 - £200,000 ****



Entrance Hall

Doors to;

Living Room 12'11 x 13'05 (3.94m x 4.09m)

Laminate flooring, french doors to rear communal gardens, radiator, opening to;

Kitchen 10'05 x 6'07 (3.18m x 2.01m)

Wall & base units with roll edged work surfaces, stainless steel sink with mixer tap, spaces for appliances, wall mounted gas boiler, window to rear aspect.

Bedroom One 11'04 x 9'08 (3.45m x 2.95m)

Carpet flooring, window to front aspect, radiator.

Bedroom Two 10'01 x 6'02 (3.07m x 1.88m)

Carpet flooring, window to front aspect, radiator.

Bathroom

Bath with shower over, pedestal hand wash basin, WC, obscure double glazed window.

EXTERIOR

Communal rear garden, parking for one vehicle within the allocated car park adjacent to the property

NOTES

We have been advised the Ground Rent is £74.16/ six monthly, Service Charge is £1017.35/ six monthly with 94 years remaining on the lease.

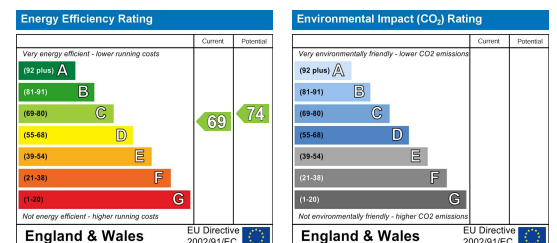
Intending purchasers are encouraged to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sight of the Management Pack.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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