



Ragley Close

Leasehold
Tax Band: B

Great Notley, Braintree, CM77 7XP

Offers In Excess Of £200,000



Boasting a RECENTLY REFITTED KITCHEN & BATHROOM, spacious lounge/diner with JULIETTE BALCONY plus a RECENTLY REFITTED BOILER is this modern two bedroom second floor apartment. Benefiting from modern, updated living space throughout, TWO allocated parking spaces and COMMUNAL GARDENS. Set just a very short walk to all local shops/amenities with nearby access to Braintree Town Centre/Station, A120/M11 & Chelmsford. Ideal for first time buyers!!



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The accommodation, with approximate room sizes, is as follows:

COMMUNAL ENTRY:

Secure communal main entry door with stairs to;

SECOND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, large built-in storage cupboard, loft access, radiator, carpeted flooring and smooth ceiling.

LOUNGE / DINER:

13'04 x 13'00 (4.06m x 3.96m)

Radiator, carpeted flooring and smooth ceiling. Double doors to Juliette balcony overlooking communal rear gardens.

KITCHEN:

10'00 x 6'07 (3.05m x 2.01m)

Double glazed window to rear aspect, a series of fitted base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor hood over, space for fridge/freezer and washing machine, wall-mounted (recently refitted) boiler, wooden flooring and smooth ceiling with sunken spotlights.

MASTER BEDROOM:

11'05 x 9'09 (3.48m x 2.97m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM TWO:

10'02 x 6'03 (3.10m x 1.91m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and rainfall shower overhead, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

COMMUNAL GARDENS:

Enclosed communal gardens to rear.

ALLOCATED PARKING:

Allocated parking for two vehicles.

AGENTS NOTES:

Leasehold Details:

No. of years remaining on lease: 96

Ground Rent: £75 per annum

Service Charge: £1105 per 6 months

Council Tax Band: B

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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