



## Ragley Close

Great Notley, Braintree, CM77 7XP

Leasehold  
Tax Band: B

**Guide Price £180,000**



**\*\*GUIDE PRICE £180,000-£190,000\*\***Benefiting from a spacious lounge/diner with JULIETTE BALCONY with separate kitchen, plus **ALLOCATED PARKING** for one vehicle is this modern two bedroom **FIRST FLOOR** apartment. Offering a communal garden, well-proportioned living space and ideally located just a stone's throw to all local amenities. Ideal for first time buyers & investors!



# Ragley Close, Great Notley, Braintree, CM77 7XP

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

## ENTRY:

Secure entry door accessing reception hall. Stairs to first floor.

## FIRST FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Storage cupboard, radiator, laminate flooring.

### LOUNGE / DINER:

13'41 x 13'04 (3.96m x 4.06m)

Double glazed French doors to Juliette balcony to rear aspect, radiator, laminate flooring. Archway opening to kitchen.

### KITCHEN:

10'26 x 6'64 (3.05m x 1.83m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, cooker with gas hob, space for fridge/freezer and washing machine, wall-mounted boiler, tiled flooring.

### BEDROOM ONE:

11'25 x 9'68 (3.35m x 2.74m)

Double glazed window to front aspect, radiator, carpeted flooring.

### BEDROOM TWO:

10'22 x 6'27 (3.05m x 1.83m)

Double glazed window to front aspect, radiator, carpeted flooring.

### BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap, shower attachment and shower over, inset WC, inset wash hand basin with splash back, shaver point, extractor fan, radiator, tiled flooring.

## EXTERIOR:

## COMMUNAL GARDEN:

Enclosed communal gardens to rear, mainly laid to lawn.

## PARKING:

One allocated parking space.

## AGENTS NOTES:

Leasehold Information:

No. Of Years Remaining On Current Lease: 98

Service Charge: Approx £174 per calendar month

Ground Rent: £150 per annum

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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