HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Elder Field

Leasehold
Tax Band: B

Braintree, CM77 7TZ

Offers In Excess Of £190,000

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Boasting a spacious lounge/diner and allocated parking is this two bedroom GROUND FLOOR flat. Benefiting from surrounding communal gardens, situated in a quiet CUL-DE-SAC within the highly regarded Great Notley Garden Village and located just a short walk to all local shops/amenities & popular schools - Ideal for first time buyers & investors!! Please call Hamilton Piers of Great Notley to view.

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GROUND FLOOR ENTRY:
Secure entry into communal hall leading to:-

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Built-in airing cupboard, radiator.

LOUNGE / DINER:
13' 6" x 13' 0" (3.96m 1.83m x 3.96m 0.00m)
Double glazed window to rear aspect, radiator.

KITCHEN:
10' 1" x 6' 7" (3.05m 0.30m x 1.83m 2.13m)
Double glazed windows to side and rear aspects, a series of matching base and wall units, work surfaces incorporating single bowl sink with central mixer tap and drainer, tiled splashback, space for oven, washing machine & fridge freezer, extractor hood over, wall-mounted boiler.

MASTER BEDROOM:
11' 5" x 9' 9" (3.35m 1.52m x 2.74m 2.74m)
Double glazed window to front aspect, radiator.

BEDROOM TWO:
10' 1" x 6' 1" (3.05m 0.30m x 1.83m 0.30m)
Double glazed window to front aspect, radiator.

BATHROOM:
Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin with tiled splashback,shaving point, extractor fan, towel radiator,

EXTERIOR:

COMMUNAL GARDENS:
Communal gardens surrounding property with further lawned areas to front.

PARKING:
There is allocated and visitors parking available.

AGENTS NOTES:

Lease Details:
No. of years remaining on current lease: 93
Ground Rent: £73 per 6 months
Service Charge: Approx £1100 per 6 months

These figures are approximate and should be confirmed with your legal representative.

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.