



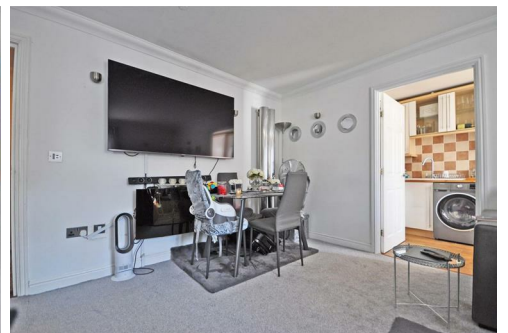
## Mary Ruck Way

Black Notley, Braintree, CM77 8RA

**Asking Price £200,000**



Benefiting from 103 YEARS remaining on current lease, two DOUBLE bedrooms and set in a desirable position OVERLOOKING CRESCENT/GREENSWARD is this GROUND FLOOR apartment. Offering allocated parking, generously sized accommodation throughout and situated on the sought after 'Hospital Development' in Black Notley, just a 10min walk to Cressing Station. Ideal for first time buyers & investors!



# Mary Ruck Way, Black Notley, Braintree, CM77 8RA

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

Entrance via communal door and hallway:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Radiator, storage cupboard, laminate wood flooring, smooth ceiling.

### LOUNGE / DINING ROOM:

14'03 x 13'07 (4.34m x 4.14m)

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

### KITCHEN / BREAKFAST ROOM:

12'01 x 6'01 (3.68m x 1.85m)

Double glazed window to front aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, integrated fridge/freezer, space for washing machine, breakfast bar, wall mounted boiler, radiator, laminate wood flooring, smooth ceiling.

### MASTER BEDROOM:

12'08 x 8'11 (3.86m x 2.72m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling. Double glazed patio door to communal gardens.

### BEDROOM TWO:

11'00 x 7'02 (3.35m x 2.18m)

Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring, smooth ceiling.

### FAMILY BATHROOM:

Fully tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

### EXTERIOR:

## COMMUNAL GARDENS:

The property has communal garden with direct access via the master bedroom.

## PARKING:

The property has an allocated parking space with further visitors spaces available.

## AGENTS NOTES:

The property is leasehold with 103 years remaining.

Ground rent - £1200 PA

Maintenance £300 PA

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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