



Nottage Crescent

Braintree, CM7 2TT

£95,000



Offering TWO GOOD-SIZED BEDROOMS and for sale with NO ONWARD CHAIN is this well-appointed RETIREMENT apartment, ideally located close to Braintree town centre in this quiet development that benefits from several communal facilities. Contact Hamilton Piers to view!



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The accommodation, with approximate room sizes, is as follows

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Storage heater, storage cupboard, airing cupboard, carpeted flooring, smooth ceiling.

CLOAKROOM:

Low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

LOUNGE / DINING ROOM:

14'00 x 11'09 (4.27m x 3.58m)

Double glazed window to side aspect, storage heater, carpeted flooring, smooth ceiling.

KITCHEN:

9'06 x 6'02 (2.90m x 1.88m)

Matching wall and base units with Quartz work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, electric hob, extractor hood, fridge/freezer and washing machine, vinyl flooring, smooth ceiling.

MASTER BEDROOM:

12'03 x 9'06 (3.73m x 2.90m)

Double glazed window to side aspect, built-in wardrobes, storage heater, carpeted flooring, smooth ceiling.

BEDROOM TWO:

10'07 x 7'08 (3.23m x 2.34m)

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

FAMILY BATHROOM:

Partly tiled walls, walk-in bath with shower attachment, inset WC, inset wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

EXTERIOR:

COMMUNAL GARDENS:

We kept and manicured communal gardens with gated access.

COMMUNAL PARKING:

Communal parking area to the rear of the property.

AGENTS NOTES:

We have been made aware the property is LEASEHOLD

81 Years remaining

Ground rent - £150 pa

Maintenance charge £3056 pa

The property also has full use of communal areas such as lounge, laundry room and kitchen.

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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