



Panners Parade, Priory Lane

Great Notley, Braintree, CM77 7DF

£800 Per Calendar Month



AVAILABLE FROM 24/1/22 and benefiting from a spacious 19' lounge/diner with JULIETTE BALCONY overlooking duck pond & greensward, with **ALLOCATED PARKING** is this two bedroom first floor apartment. Located in the highly regarded Great Notley Garden Village with all amenities, shops/services and popular local schools within close proximity.



The accommodation, with approximate room sizes, as follows:

ENTRANCE HALL:

Carpet to floor and smooth ceiling. Door to large storage cupboard.

LOUNGE / DINER (19' 7" x 12' 8")

Double glazed window to front and Juliette balcony to front overlooking pond and green, radiator, carpeted flooring and smooth ceiling.

KITCHEN: (9' 8" x 8' 2")

Double glazed window to rear, range of matching base units and wall units, edged work surfaces incorporating a stainless steel sink and drainer unit with central mixer taps, built-in electric oven with extractor hood over, integrated fridge/freezer and washing machine, laminate flooring and smooth ceiling with sunken spotlights.

MASTER BEDROOM: (12' 5" x 9' 5")

Double glazed window to front, radiator, carpet to floor and smooth ceiling.

BEDROOM TWO: (9' 8" x 9' 2")

Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

BATHROOM:

Panelled bath with shower attachment over, low level W.C, pedestal wash hand basin, extractor fan, shaver point, vinyl flooring and smooth ceiling.

EXTERIOR:

To the front of the property is a well presented duck pond and a large green. There is one allocated parking space to the rear of the property and further parking available.

AGENTS NOTES

Hamilton Piers hold keys and are pleased to arrange viewings by appointment. If you have other questions about this property, please contact us.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510