



## Millers Drive

Great Notley, Braintree, CM77 7FD

Leasehold  
Tax Band: B

**Offers In Excess Of £195,000**



Boasting NO ONWARD CHAIN and benefiting from a MODERN kitchen & bathroom plus spacious open living area is this two bedroom GROUND FLOOR apartment. Offering allocated parking plus visitors space, communal gardens and located in the highly regarded Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools. Ideal for first time buyers & investors!!



# Millers Drive, Great Notley, Braintree, CM77 7FD

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

## GROUND FLOOR ACCOMMODATION:

Entry via a communal hallway:

### ENTRANCE LOBBY:

Tiled flooring, smooth ceiling.

### INNER HALL:

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

### LOUNGE / DINING ROOM:

14'06 x 13'08 (4.42m x 4.17m)

Double glazed windows to side and rear aspects, storage heater, carpeted flooring, smooth ceiling.

### KITCHEN:

7'11 x 7'01 (2.41m x 2.16m)

Double glazed window rear aspect, matching wall and base units, one and a half bowl sink and drainer with central mixer taps, built-in double oven, electric hob, extractor hood, integrated fridge/freezer, space for washing machine, tiled flooring, textured ceiling.

### MASTER BEDROOM:

11'02 x 10'05 (3.40m x 3.18m)

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

### BEDROOM TWO:

10'05 x 7'04 (3.18m x 2.24m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

### BATHROOM:

Partly tiled walls, panelled bath with central mixer taps with shower attachment and rainfall shower head, low level WC, pedestal wash hand basin, tiled flooring, smooth ceiling.

### EXTERIOR:

### COMMUNAL GARDENS:

Communal gardens to the front, rear and side aspects.

### PARKING:

Allocated parking space and visitors spaces available.

### AGENTS NOTES:

Council Tax Band: TBC

### Leasehold Charges:

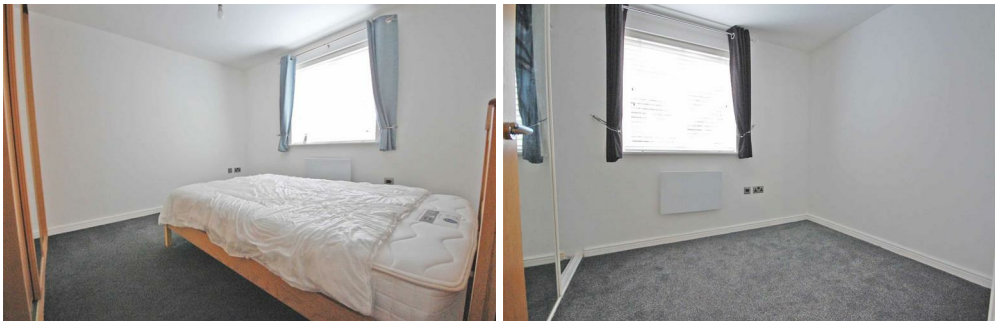
Ground Rent: Approx £75 per 6 months

Service Charge: Approx £1200 annually

No. of years remaining: 103

For further information regarding this property, 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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