HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Nottage Crescent

Braintree, CM7 2TT

Offers In Excess Of £90,000

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Benefiting from VACANT POSSESSION with NO CHAIN, plus TWO GOOD SIZED BEDROOMS, a 14' lounge/diner with separate modern kitchen and presented in very well-kept condition throughout is this GROUND FLOOR apartment. Offering WARDEN CONTROLLED accommodation with full use of COMMUNAL FACILITIES plus communal gardens and parking. Situated within walking distance to Braintree Town Centre & local bus routes. Viewings highly advised!

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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.

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:
Well 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 on lease.
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

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.