



## Mary Ruck Way

Leasehold  
Tax Band: A

Black Notley, Braintree, CM77 8GT

**Asking Price £180,000**



Boasting a COMPLETE ONWARD CHAIN\* and offering spacious living throughout inc. 15' DUAL ASPECT lounge/diner & modern kitchen plus CARPORT with allocated parking is this IMMACULATELY PRESENTED one bedroom FIRST FLOOR apartment. Benefiting from a sought after position within the desirable village of Black Notley, walking distance to local amenities & less than 1 mile to Cressing Station. Easy access to Braintree Town Centre/Station, A120/M11 & Chelmsford. Ideal for first time buyers & investors!!



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

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

## GROUND FLOOR ENTRY:

Secure ground floor entry with intercom entry system. Stairs leading to;

## FIRST FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Double glazed window to rear aspect, two large built-in storage cupboards (one of which housing water tank), heater, solid wood flooring and smooth ceiling.

### LOUNGE / DINER:

15'5 x 11'1 (4.70m x 3.38m)

Two double glazed windows to front aspect, heater, solid wood flooring and smooth coved ceiling. Open to kitchen.

### KITCHEN:

8'1 x 8'0 (2.46m x 2.44m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in solid oak incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, electric hob with extractor over, integrated low level fridge, freezer and washing machine, solid oak flooring and smooth ceiling with sunken spotlights.

### BEDROOM:

11'8 x 10'8 (3.56m x 3.25m)

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

### BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and dual shower over, inset WC, vanity wash hand basin with tiled splash back, shaver point, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

## CARPORT & PARKING:

Car port located adjacent to rear exit point with allocated parking for one vehicle.

## AGENTS NOTES:

Council Tax Band: A

For further information regarding this property, please contact Hamilton Piers.



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



Zoopla.co.uk

rightmove

onTheMarket.com