



Millers Drive

Great Notley, Braintree, CM77 7FD

Asking Price £200,000



Benefiting from NO ONWARD CHAIN, offered with VACANT POSSESSION, a spacious lounge/diner with separate kitchen plus ALLOCATED PARKING is this two bedroom GROUND FLOOR apartment. An ideal purchase for first time buyers & investors, located in the highly regarded Great Notley Garden Village, just a short walk from all local amenities/shops, local schools and within close proximity to the A120/M11 & Chelmsford.



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

GROUND FLOOR ACCOMMODATION:

COMMUNAL ENTRANCE HALL:

Communal entrance hall accessed via secure entry, leading to property front door.

ENTRANCE HALL:

Airing cupboard, radiator, carpeted flooring and smooth ceiling.

LOUNGE / DINER:

14'58 max to 11'23 x 13'86 (4.27m max to 3.35m x 3.96m)
Two double glazed windows to rear aspect, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

KITCHEN:

8'19 x 7'00 (2.44m x 2.13m)
Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with drainer and central mixer tap, built-in electric oven, space for fridge/freezer and washing machine, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM ONE:

11'22 x 10'28 (3.35m x 3.05m)
Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring and smooth ceiling.

BEDROOM TWO:

10'69 x 7'07 (3.05m x 2.31m)
Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring and smooth ceiling.

BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

PARKING:

Allocated parking with visitors spaces available.

COMMUNAL GARDENS:

Communal gardens surrounding the property, mainly laid to lawn with access to adjoining pathways.

AGENTS NOTES:

This property is a LEASEHOLD.

Lease Years Remaining: 105

Ground Rent: £150 per annum

Service Charge: £1200 per annum (on average, subject to slight fluctuations - Seller has informed us that the previous statement included a rebate)

For further information regarding this property, please contact Sole Selling Agents, 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.

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