



## Millers Drive

Great Notley, Braintree, CM77 7FD

**Guide Price £180,000**



Leasehold  
Tax Band: B

**\*\*GUIDE PRICE £180,000-£1900,000\*\*** Boasting **NO ONWARD CHAIN** and offering a **DUAL ASPECT** lounge/diner with **JULIETTE BALCONY** plus allocated parking is this two bedroom **FIRST FLOOR** apartment. Benefiting from well-proportioned living space and ideally located in the frequently requested Great Notley Garden Village, just under 3 miles to Braintree Station & Town Centre and within a short walk of all local shops/amenities & popular schools. Ideal for first time buyers and investors!



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

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

## GROUND FLOOR:

Secure entry door into reception hall with stairs leading to property on the first floor:

## FIRST FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Radiator, airing cupboard, carpeted flooring and smooth ceiling.

### LOUNGE / DINER:

14'75 x 13'62 (4.27m x 3.96m)

Double glazed windows to rear and side aspects, door onto Juliette balcony, electric storage heater, carpeted flooring and smooth ceiling.

### KITCHEN:

8'10 x 7'16 (2.69m x 2.13m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven with electric hob and extractor over, space for fridge/freezer and washing machine, vinyl flooring and smooth ceiling with sunken spotlights.

### BEDROOM ONE:

11'19 x 10'33 (3.35m x 3.05m)

Double glazed windows to front and side aspects, fitted wardrobes, electric storage heater, carpeted flooring and smooth ceiling.

### BEDROOM TWO:

10'47 x 7'35 (3.05m x 2.13m)

Double glazed window to front aspect, electric storage heater, carpeted flooring and smooth ceiling.

### BATHROOM:

Panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, vinyl flooring and smooth ceiling with sunken spotlights.

## EXTERIOR:

### PARKING:

Allocated parking for one vehicle with visitors space available.

### AGENTS NOTES:

This property is a leasehold. See information below:

No. Of Years Remaining On Lease: 102 years

Service Charge: £1200 per annum approximately

Ground Rent: £75 per 6 months

Council Tax Band: B

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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