



Elder Field

Tax Band: B

Great Notley, Braintree, CM77 7TZ

£1,150 Per Calendar Month



AVAILABLE FROM 19TH AUGUST* and benefiting from MODERN open plan living, TWO BEDROOMS and allocated parking with visitors spaces available is this FIRST FLOOR flat. Located within a CUL-DE-SAC position on the sought after Great Notley Garden Village, just a short walk from all local amenities, shops/services and popular local schools. Braintree Station & Town Centre just 3 miles away.



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The accommodation comprises with approximate room sizes as follows:

COMMUNAL ENTRY:

Secure main entry door into communal hall. Stairs leading to;

FIRST FLOOR ACCOMMODATION:

ENTRANCE HALL:

Radiator, airing cupboard, laminate flooring.

LOUNGE:

13'06 x 13'00 (4.11m x 3.96m)

Double glazed window to rear aspect, feature fireplace, radiator, laminate flooring.

KITCHEN:

10'01 x 6'07 (3.07m x 2.01m)

Double glazed windows to side and rear aspects, range of shaker style base and wall units with wood effect work surfaces, single sink with drainer unit and central mixer taps, tiled splash backs, electric cooker with gas hob, integrated fridge/freezer, dishwasher and washing machine, wall mounted boiler, laminate flooring.

BEDROOM ONE:

11'05 x 8'09 (3.48m x 2.67m)

Double glazed window to front aspect, radiator, laminate flooring.

BEDROOM TWO:

10'01 x 6'01 (3.07m x 1.85m)

Double glazed window to front aspect, radiator, laminate flooring.

BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower attachment over, low level WC, vanity wash hand basin with tiled splashbacks, extractor fan, radiator, tiled flooring.

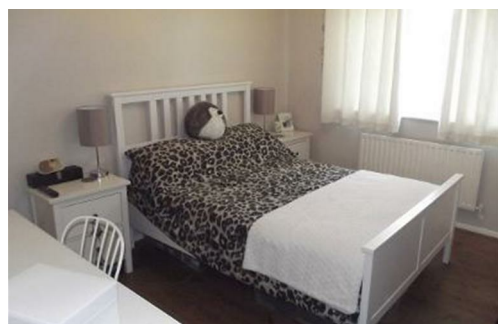
EXTERIOR:

Allocated parking for two vehicles and communal gardens for use by residents.

AGENTS NOTES:

Council Tax Band: B

For further information please contact Hamilton Piers.



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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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