



199 NOTTAGE CRESCENT, BRAINTREE CM7

OFFERS IN EXCESS OF £160,000

2 Bedrooms | 2 Bathrooms | 1 Receptions

**** NO ONWARD CHAIN **** Occupying a **FIRST FLOOR** position with Juliet balcony, sitting on the edge of the town centre, within walking distance of both High Street amenities and Braintree Station, offering direct services into London Liverpool Street. is this **TWO DOUBLE BEDROOM** apartment, with an **EN-SUITE** to the Master Bedroom presented in excellent decorative order throughout with allocated parking. We highly advise a viewing in order to appreciate the space on offer.



Entrance Hall

Doors to;

Lounge/Diner 18'2" x 13'6" (5.56 x 4.13)

Juliet balcony, electric radiator, door to;

Kitchen 8'6" x 7'10" (2.61 x 2.41)

Wall & base units, integrated oven with 4 ring electric hob, spaces for appliances, window to front

Bedroom One 11'0" x 10'5" (3.36 x 3.19)

Carpet flooring, electric radiator, window to rear, door to;

En-Suite

Shower enclosure, WC, hand wash basin

Bedroom Two 10'4" x 7'2" (3.16 x 2.20)

Carpet flooring, electric radiator, window to rear

Bathroom

Bath with shower over, WC, hand wash basin

Parking

1 x allocated parking space to the rear of the property

Notes

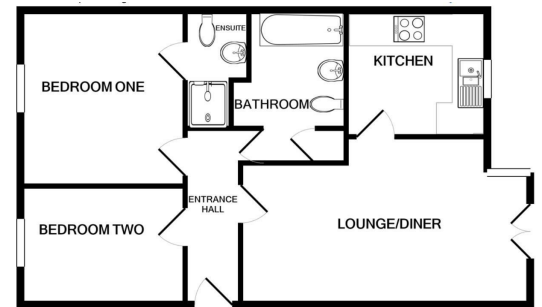
Notes - The property is available LEASEHOLD.

We are advised the lease length is 99 years from June 2003. The Ground Rent is £75.00/six monthly and Service Charge is £2,116.25/annum.

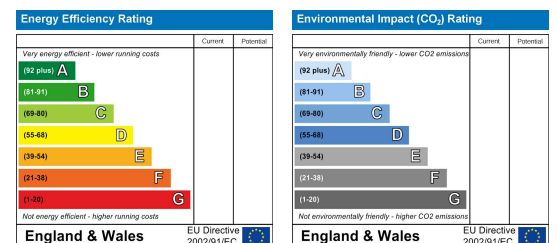
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

