



## 58 NOTTAGE CRESCENT, BRAINTREE CM7

GUIDE PRICE £130,000

2 Bedrooms | 1 Bathrooms | 1 Receptions

**\*\* OVER 60's ONLY \*\*** Situated within this beautifully maintained complex within walking distance of the Town Centre, and nearby transport links is this beautifully presented TWO double bedroom Retirement Apartment available LEASEHOLD and with NO ONWARD CHAIN. Offering allocated parking and benefitting from pristinely maintained communal gardens, and with the added benefit of a communal lounge and a live-in Warden, internally the property offers a spacious Entrance Hall, Living Room overlooking communal grounds, opening to a fully fitted Kitchen. Two double bedrooms, and a separate Bathroom Suite are on offer. Viewing is highly advised in order to appreciate this rarely available type of accommodation.



## Entrance Hall

Carpet, airing cupboard, storage cupboard, loft access, doors leading to;

## Cloakroom

Vinyl flooring, W/C, sink

## Lounge 13'10" x 11'10" (4.23 x 3.62)

Carpet, window to front, opening to;

## Kitchen 9'9" x 6'0" (2.98 x 1.84)

Vinyl flooring, base and wall units, sink, base level oven, electric hob, extractor, space for washing machine and fridge/freezer

## Bedroom One 12'5" x 9'4" (3.79 x 2.85)

Carpet, window to side, built in wardrobe

## Bedroom Two 10'5" x 7'8" (3.19 x 2.34)

Carpet, window to side

## Bathroom

Vinyl flooring, bath with shower overhead, W/C, sink, vanity unit and electric radiator.

## Notes

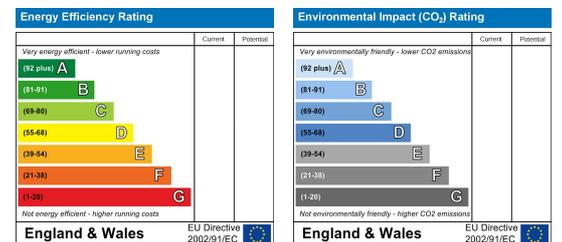
The property is available LEASEHOLD. We have been advised the lease length 99 years from 2003. The ground rent is £150. The service charge is £3,733.39.

## 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.



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