



High Elms, Notley Road, Braintree

Guide Price £160,000



- No onward chain
- A well presented and fantastic size two bedroom retirement apartment
- Located in the highly desirable "High Elms" a retirement complex constructed in 2011 for over 55's
- Lovely size lounge/diner with glorious views over the communal gardens
- Modern kitchen and modern bathroom with both bath and shower
- Two good size bedrooms
- Entrance hallway with storage cupboards and secure intercom entry system
- Well maintained communal areas including lift access, communal lounge, communal gardens, guest suite for visitors and parking facilities
- Apollo 24 hour care system and on site complex manager
- Long lease of approximately 112 years



Colubrid Estate Agents are delighted to welcome to the market this well presented and fantastic size two bedroom retirement apartment for over 55's being sold with the added benefit of no onward chain. Constructed in 2011 "High Elms" is a highly desirable retirement complex with excellent facilities. The apartment itself provides a nice size entrance hallway with storage space and a secure intercom entry system, a lovely size lounge/diner with glorious views over the communal gardens, a modern kitchen, modern bathroom with both bath and shower, and two good size bedrooms. The communal areas are meticulously maintained, offering residents access to a communal lounge, beautiful gardens, parking, and even a guest room, for family. There are often events taking place for residents to participate in should they choose, including movie nights, bingo evenings and fish and chip evenings. Other benefits include lift facilities, an Apello 24-hour care system, a complex manager based on-site, and a long lease of approximately 112 years remaining. This property provides both comfort and security for its residents. Don't miss the opportunity to make this lovely retirement apartment your new home in Braintree.

Guide Price £160,000 - £180,000

Enter the building via secure intercom entry. Stairs and lift service to all floors.

Entrance hall gives access to all rooms.

Bedroom one 10'7 x 10'6 double glazed window.

Bedroom two 10'7 x 7'1 double glazed window.

Four piece bathroom comprises, white panel bath, shower cubicle, wash hand basin and low level WC. Part tiling to splash backs. Heated towel rail.

Kitchen 9'7 x 6'5 wall and base mounted units with matching storage drawers and under unit lighting. Work surfaces with upstands housing sink drainer. Indesit appliances include, oven, electric hob, washing machine, new fridge, freezer and extractor hood to remain. Lounge/Diner 24'3 x 11'3 max. Dual aspect double glazed windows with "Juliette" style balconies. Coved ceiling.

The property overlooks communal garden. Has access to communal lounge, guest room, for family plus communal storage room and parking facilities.

Further Details:

Apello Alarm Care System available in entrance hall and bathroom. Pendants provided.

Included in Service Charge is water, gas, window cleaner, gardener and cleaner for communal areas.

Service Charge: £2,456.20 paid 6 monthly

Ground Rent: £197.50 paid 6 monthly

Length of Lease: Approximately 112 years remaining

Council Tax Band: C

Local Authority: Braintree

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Colubrid.co.uk

Local Life

Braintree is a town and former civil parish in Essex. The principal settlement of Braintree District, it is located 10 miles northeast of Chelmsford and 15 mi west of Colchester. Braintree has a lovely Town Centre offering an array of shops, pubs and restaurants. Railway station and easy access to A120 road links. Nearby popular Freeport Designer Village.



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