



Panners Parade, Priory Lane

Tax Band:

Great Notley, Braintree, CM77 7AE

£1,250 Per Calendar Month



AVAILABLE IMMEDIATELY and offering an impressive 27' OPEN PLAN living space with separate kitchen, two DOUBLE bedrooms is this FIRST FLOOR apartment. Benefiting from allocated parking, wonderful views to front and set just a stone's throw from all local amenities. Easy access to Braintree Town Centre/Station, A120/M11 & Chelmsford.



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

ALLOCATED PARKING:

Allocated parking for one vehicle.

GROUND FLOOR ENTRY:

Communal entry door with stairs leading to:

FIRST FLOOR ACCOMMODATION:

ENTRY AREA:

Secure main entry door opening to;

OPEN PLAN LIVING ROOM:

27'11 max x 19'04 max (8.51m max x 5.89m max)

Double glazed windows to front aspect, two radiators, carpeted flooring and smooth ceiling.

KITCHEN:

9'10 x 9'05 (3.00m x 2.87m)

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

INNER HALL:

Large built-in storage cupboard (housing wall-mounted boiler), radiator, carpeted flooring and smooth ceiling.

BEDROOM ONE:

14'09 x 9'05 (4.50m x 2.87m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM TWO:

9'10 x 9'06 (3.00m x 2.90m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

SHOWER ROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled double shower unit, low level WC, pedestal wash hand basin, fully tiled, radiator, extractor fan, vinyl flooring and smooth ceiling with sunken spotlights.



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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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