



## Ragley Close

Great Notley, Braintree, CM77 7XP

Leasehold  
Tax Band: B

**Offers In Excess Of £200,000**



Boasting NO ONWARD CHAIN and benefiting from a spacious lounge/diner with DIRECT ACCESS to spacious, enclosed COMMUNAL GARDENS and two good-sized bedrooms is this GROUND FLOOR apartment. Offering a RECENTLY REFITTED BOILER, newly re-carpeted and for sale with VACANT POSSESSION. Set in a CUL-DE-SAC location in the heart of Great Notley Garden Village - Close to all local shops/amenities & popular schools. Ideal for first time buyers and investors!!





## Ragley Close, Great Notley, Braintree, CM77 7XP

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

### MAIN ENTRY:

Secure main entry door into communal area, leading to property entrance:

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Storage cupboard, radiator, carpeted flooring.

#### LOUNGE / DINER:

13'05 x 12'11 (4.09m x 3.94m)

Radiator, carpeted flooring and patio doors onto communal gardens. Opening to kitchen.

#### KITCHEN:

10'02 x 6'07 (3.10m x 2.01m)

Double glazed window to rear aspect, fitted matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, cooker with electric hob, space for fridge/freezer and washing machine, wall-mounted boiler, vinyl flooring.

#### BEDROOM ONE:

11'02 x 9'08 (3.40m x 2.95m)

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

#### BEDROOM TWO:

10'01 x 6'03 (3.07m x 1.91m)

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

#### BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower attachment, inset WC, inset wash hand basin with tiled splash back, shaver point, extractor fan, radiator, vinyl flooring.

### EXTERIOR:

### COMMUNAL GARDENS:

Enclosed rear communal gardens, laid to lawn with side access to allocated parking area.

### ALLOCATED PARKING:

Allocated parking for two vehicles.

### AGENTS NOTES:

Leasehold Information:

Number of years remaining on current lease: 96

Service Charge: £1105 per 6 months approx

Ground Rent: £75 per 6 months approx

Council Tax Band: B

For further information regarding this property, 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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