

Notley Road, Braintree, CM7 1HE

welcome to

Notley Road, Braintree

GUIDE PRICE £140,000 - £160,000 William H Brown are pleased to offer this one bedroom ground floor apartment situated within a short walk of Braintree Town Centre, Mainline Railway Station. Flitch Way & Marshalls Park Nature Reserve.













Kitchen

8' 7" x 7' 1" max (2.62m x 2.16m max)

Double glazed window to front aspect. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Integrated oven. Four ring electric hob. Extractor fan. Plumbing and space for washing machine. Space for fridge freezer.

Lounge

16' 7" x 9' 4" max (5.05m x 2.84m max)
Double glazed window to front aspect. Carpets.

Bedroom

8' 4" x 8' 2" + recess (2.54m x 2.49m + recess)

Double glazed window to rear aspect. Sharps floor to ceiling fitted wardrobes. Carpets. Pendant lighting. Electric heater.

Shower Room

Obscure double glazed window to rear aspect. Walk in double shower cubicle. Low level WC. Vanity wash basin. Heated towel rail. Wall mounted boiler

Exterior

Allocated parking.





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Notley Road, Braintree

- One Bedroom Apartment
- **Ground Floor**
- Own Street Door
- **Double Glazing**
- Ideal for First Time Buyers

Tenure: Leasehold EPC Rating: D

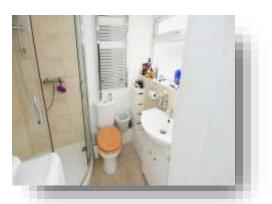
Council Tax Band: A Service Charge: 1920.00

Ground Rent: 124.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Feb 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000 - £160,000









Bedroom

Lounge

This Soor plan is for Restrictine purposes only. It is not drawn to scale. Any measurements, Soor areas (including any total foor areas), openings and cremistror are approximately are quarter and for a purpose and time to the purpose and time to not form part of any agreement. No lightly is laken for any agreement. No lightly is laken for any agreement.



Please note the marker reflects the postcode not the actual property





Property Ref: BTR109413 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these



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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.