



**Notley Road, Braintree, CM7 1HE**

**welcome to**

**Notley Road, Braintree**

GUIDE PRICE £140,000 - £160,000 – Fantastic Location! William H Brown proudly presents this one-bedroom ground floor apartment, just a short walk from Braintree Town Centre, Railway Station, Flitch Way, and Marshalls Park Nature Reserve. Perfect for first-time buyers or investors — DON'T MISS OUT!



### **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 induction 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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welcome to

## Notley Road, Braintree

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

Tenure: Leasehold EPC Rating: D

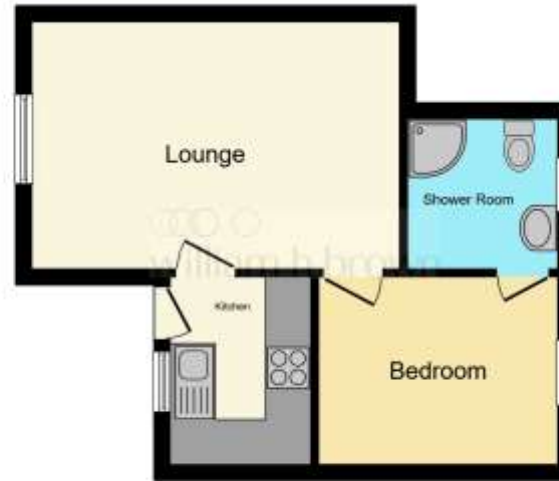
Council Tax Band: A Service Charge: 1920.00

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**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109413 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.

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.



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