



High Elms, Notley Road, Braintree, CM7 1HL

welcome to

High Elms, Notley Road, Braintree

** GUIDE PRICE £150,000 - £160,000 ** William H Brown are pleased to offer this two bedroom top floor retirement apartment. The development is located a short walk to local shops, Braintree Town Centre and Railway Station.



Hallway

Radiator. Loft access. Doors leading to:-

Bedroom One

12' 6" x 10' 10" (3.81m x 3.30m)

Double glazed window to front aspect. Built in wardrobes. Radiator. Carpets. Pendant lighting.

Bedroom Two

9' 10" x 6' 7" (3.00m x 2.01m)

Double glazed window to front aspect. Radiator. Carpets. Pendant lighting.

Lounge

11' 2" x 22' (3.40m x 6.71m)

Double glazed windows to front aspect. Double glazed Juliette balcony. Radiator. Carpets. Pendant lighting.

Kitchen

9' 6" x 9' 7" (2.90m x 2.92m)

Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Built in oven. Integrated electric hob with overhead extractor fan. Integrated washing machine & fridge freezer.

Bathroom

6' 7" x 9' 10" (2.01m x 3.00m)

Obscure double glazed window to rear aspect. Side panel bath. Walk in shower cubicle. Low level WC. Pedestal hand wash basin. Heated towel rail.

Garden

Landscaped communal gardens.

Parking

Communal parking.



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High Elms, Notley Road, Braintree

- No Onward Chain
- Top Floor Retirement Apartment
- Two Bedrooms
- Communal Lounge
- Guest Suite

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 6000.00

Ground Rent: 197.00

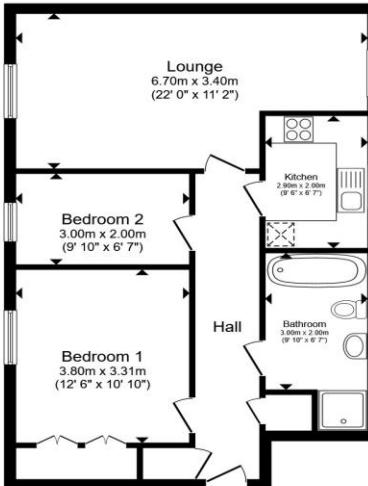
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000 - £160,000



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Total floor area 66.2 m² (712 sq.ft.) approx

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.propertybox.io



Please note the marker reflects the postcode not the actual property



Property Ref:
BTR109977 - 0002

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



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