



Connells

Mary Ruck Way
Black Notley Braintree

Mary Ruck Way Black Notley Braintree CM77 8RA

for sale
£170,000



Property Description

Discover the charm of this two bedroom first floor apartment, nestled in the heart of the sought after village location of 'Black Notley'.

This residence is designed for seamless living with a living area, kitchen, entrance hall, two bedrooms with one benefiting from access to the balcony and a bathroom.

This immaculate gem boasts a dedicated parking space ensuring your vehicle is always in easy reach, additional on street parking is also available

This apartment is well situated being that the village has its own train station with direct links to Braintree Town Centre and Freeport Shopping Village which additionally provides links to London Liverpool Street.

Additionally local amenities are within walking distance which include a Convenience Store, Black Notley Village Hall, Vets and much more. The home is set in a friendly neighbourhood and benefits from being within a stones throw of country walks.

Early viewing is strongly advised.

Entrance Hall

Living Room

14' 8" x 13' (4.47m x 3.96m)

Kitchen

12' 4" x 5' 9" (3.76m x 1.75m)

Bedroom One

14' 1" x 8' 10" (4.29m x 2.69m)

Bedroom Two

10' 10" x 6' 11" (3.30m x 2.11m)

Family Bathroom

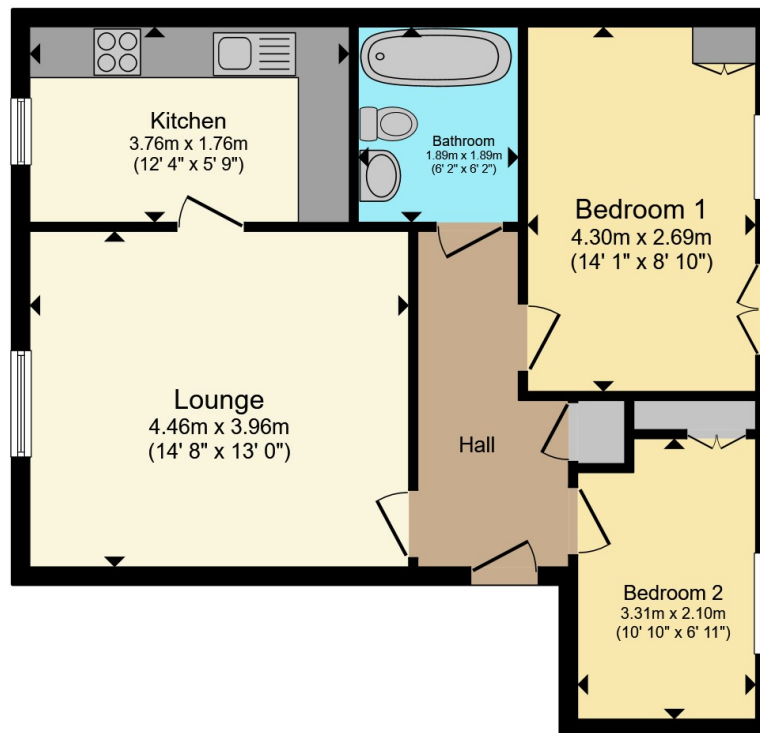
Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"









Total floor area 58.1 m² (626 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

Connells

To view this property please contact Connells on

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17 Great Square
 BRAINTREE CM7 1TX

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1380.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308689

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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Property Ref: BRT308689 - 0010