



**Connells**

Mary Ruck Way  
Black Notley Braintree



## 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

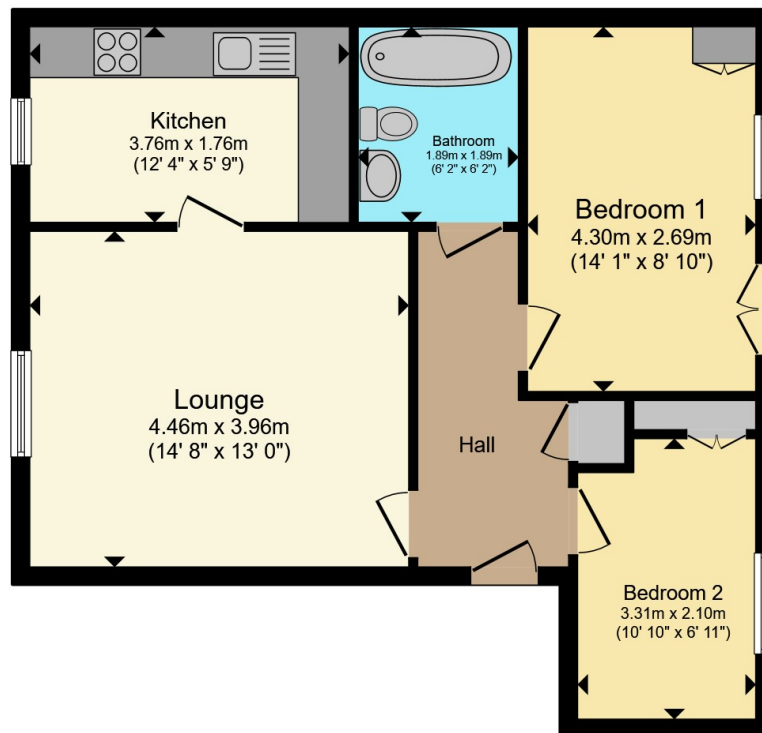
10' 10" x 6' 11" ( 3.30m x 2.11m )

## Family Bathroom









Total floor area 58.1 m<sup>2</sup> (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](http://www.propertybox.io)



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](http://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.

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Property Ref: BRT308689 - 0004