



**High Elms, Notley Road, Braintree, CM7 1HL**



**welcome to**

**High Elms, Notley Road, Braintree**

**\*\* GUIDE PRICE £150,000 - £160,000 \*\*** William H Brown are delighted to present this two-bedroom top-floor retirement apartment, ideally situated just a short stroll from local shops, Braintree Town Centre, and the 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

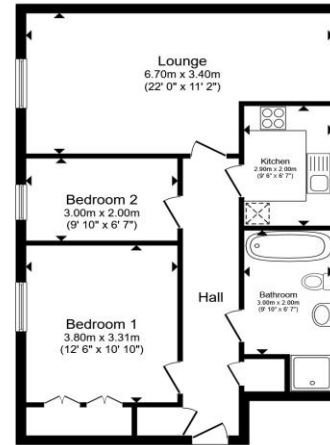
Council Tax Band: C Service Charge: 6000.00

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**



Total floor area 66.2 m<sup>2</sup> (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



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Property Ref:  
BTR109977 - 0003

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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.

**william h brown**



**01376 320018**



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



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Please note the marker reflects the postcode not the actual property