



## Elder Field

Leasehold  
Tax Band: B

Great Notley, Braintree, CM77 7TZ

**Guide Price £200,000**



Boasting NO ONWARD CHAIN and offering a RECENTLY REFITTED KITCHEN & WINDOWS, a spacious lounge/diner and TWO allocated parking spaces is this two bedroom FIRST FLOOR flat. Benefiting from surrounding communal gardens, situated in a quiet CUL-DE-SAC within the highly regarded Great Notley Garden Village and located just a short walk to all local shops/amenities & popular schools - Ideal for first time buyers & investors!!



# Elder Field, Great Notley, Braintree, CM77 7TZ

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ENTRY:

Secure entry into communal hall. Stairs leading to;

## FIRST FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Built-in airing cupboard, radiator, laminate flooring.

### LOUNGE / DINER:

13'6 x 13'00 (4.11m x 3.96m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### KITCHEN:

10'1 x 6'7 (3.07m x 2.01m)

Double glazed windows to side and rear aspects, a series of matching base and wall units, work surfaces incorporating single bowl sink with central mixer tap and drainer, tiled splashback, built-in with gas hob and extractor hood over, integrated fridge/freezer, dishwasher and washing machine, wall-mounted boiler, laminate flooring.

### MASTER BEDROOM:

11'5 x 9'9 (3.48m x 2.97m)

Double glazed window to front aspect, radiator, laminate flooring.

### BEDROOM TWO:

10'1 x 6'1 (3.07m x 1.85m)

Double glazed window to front aspect, radiator, laminate flooring

### BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin with tiled splashback, shaving point, extractor fan, towel radiator,

## EXTERIOR:

## COMMUNAL GARDENS:

Communal gardens surrounding property with further lawned areas to front.

## ALLOCATED PARKING:

Allocated parking for two vehicles.

## AGENTS NOTES:

Lease Details:

No. of years remaining on current lease: 99

Ground Rent: £150 per annum

Service Charge: Approx £960 per annum

Council Tax Band: B

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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