



Priory Lane

Braintree, CM77 7AE

Guide Price £210,000

Leasehold
Tax Band:



Boasting TWO DOUBLE BEDROOMS and an IMPRESSIVE-SIZED 19FT OPEN PLAN LOUNGE with JULIET BALCONY, dining area and REFITTED KITCHEN, is this very spacious first floor apartment, located in the heart of Great Notley. Additionally the property offers a large bathroom, STUDY/DRESSING AREA*, entrance hallway and ALLOCATED PARKING to the rear of the property. Also boasting an EXTENDED 855 LEASE and for sale with NO ONWARD CHAIN! Perfectly located for local schooling, the A120 and shops/amenities right on your doorstep. Contact Hamilton Piers of Great Notley to view!



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

COMMUNAL ENTRY:

Stairs to first floor:

ENTRANCE HALL:

Entrance door, radiator, large storage cupboard which offers potential as a study or dressing area, doors to;

OPEN PLAN LIVING SPACE:

A spacious area comprising of:

LOUNGE & DINING AREA:

Spacious lounge and dining area with Juliet balcony to front aspect, windows to side aspect. Opens to:

KITCHEN AREA:

Recently refitted modern kitchen, offering matching wall & base high gloss, roll edged worktops, breakfast bar, space for fridge/ freezer, double oven with four ring electric hob, integral washing machine & slimline dishwasher, wall mounted boiler, tiled splashbacks.

BEDROOM ONE:

12'11 x 10'0 (3.94m x 3.05m)

Double glazed window to side, radiator.

BEDROOM TWO:

9'6" x 8'11 (2.90m x 2.72m)

Double glazed window to rear, radiator.

BATHROOM:

Shower over bath, WC, hand wash basin, radiator, obscure double glazed window to side.

EXTERIOR:

ALLOCATED PARKING:

One allocated parking space to rear.

AGENTS NOTES:

There is approx 855 years remaining on the current Lease.

Approximate ground rent & service charge of £1,400 bi annually.



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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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