



8 PANNERS PARADE PRIORY LANE, BRAINTREE CM77

OFFERS IN EXCESS OF £220,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**** STUNNING OUTLOOK **** Situated within the highly desirable village of Great Notley, this immaculate FIRST FLOOR apartment enjoys picturesque waterfront views across Panners Parade and the adjoining greensward. Internally the property offers overly spacious accommodation, with two DOUBLE BEDROOMS, and a large OPEN PLAN Lounge/Kitchen/Diner with Juliet Balcony to the front. Additionally the property offers a large Bathroom, Study/Dressing Area, and comes with allocated parking to the rear of the property. Just a stones throw from nearby convenience amenities, as well as a host of beautiful outdoor footpaths and walking routes including the 100' acre Discovery Centre, as well as offering immediate access onto the A120 which leads to London Stansted and the M11 in under 20 minutes. In the agents opinion this is a must view for first time buyers and investors alike.



Entrance Hall

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

Lounge/ Kitchen/ Diner 19’4” x 19’7” > 8’11” (5.90 x 5.98 > 2.74)

Carpet flooring, TV point, radiator, Juliet balcony to front aspect, windows to side aspect. Kitchen with tiled flooring, matching wall & base high gloss units with roll edged worktops, Three seat 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” (3.96 x 3.07)

Carpet flooring, double glazed window to side, radiator.

Bedroom Two 9’6” x 8’11” (2.91 x 2.72)

Carpet flooring, radiator, double glazed window to rear.

Bathroom

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

Parking

One allocated parking space to rear.

NOTES

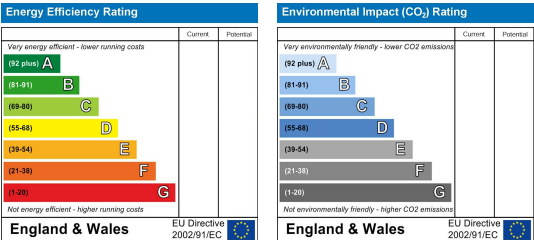
We are advised that the property is available LEASEHOLD, with approximate 855 years remaining on the current Lease. Commanding an approximate ground rent & service charge of £1,400 every six months.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

