



- Two bedroom apartment
- Ground floor
- Over 55s
- Fitted kitchen
- En suite to master
- Communal lounge & gardens
- Easy access to Braintree town centre
- No onward chain

20 Nottage Crescent, Nottage Crescent, Braintree, Essex. CM7 2TT.

** Guide Price £140,000 - £150,000 ** Situated within easy reach of the Braintree town centre, is this well serviced & well equipped two bedroom ground floor apartment, offered for sale with no onward chain. The property comes to the market in good decorative order, offering a low maintenance purchase for any potential buyer looking for over 55's accommodation. The property features an entrance hall with a handy storage cupboard, spacious lounge which is plenty big enough to accommodate a dining table, refitted kitchen, two double bedrooms with an en suite to the master, and the main bathroom. Outside, there are well maintained communal gardens, along with a lounge for all of the residents to enjoy. As previously mentioned, the property is offered for sale with no onward chain, so an early internal viewing is strongly advised.



Property Details.

Entrance Hall



Storage cupboard, electric heater, doors to:

Lounge/Diner



14' 0" x 11' 11" (4.27m x 3.63m) Double glazed window to rear, electric heater, smooth ceiling, and doors leading to:

Kitchen



9' 0" x 6' 1" (2.74m x 1.85m) Eye and base level units with worktop over and complementary splashback, two built-in ovens, one with an induction hob over and extractor fan, space for further white goods, tile effect flooring.

Bedroom One



15' 4" x 15' 2" MAX (4.67m x 4.62m) Double glazed window to side, electric heater, built-in wardrobe, smooth ceiling, door to:

Property Details.

En suite



Single shower unit, low level WC, wall mounted wash hand basin, part tiled walls, tile effect flooring, smooth ceiling.

Bathroom



Low level WC, pedestal wash hand basin, panel bath, part tiled walls.

Bedroom Two



10' 6" x 7' 8" (3.20m x 2.34m) Double glazed window to side, electric heater, smooth ceiling.

Communal Gardens

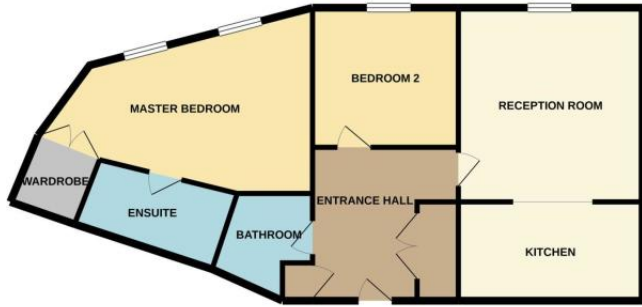


There is a well maintained communal garden area with mature trees & shrubs, flower borders, enclosed by cast-iron railings

Property Details.

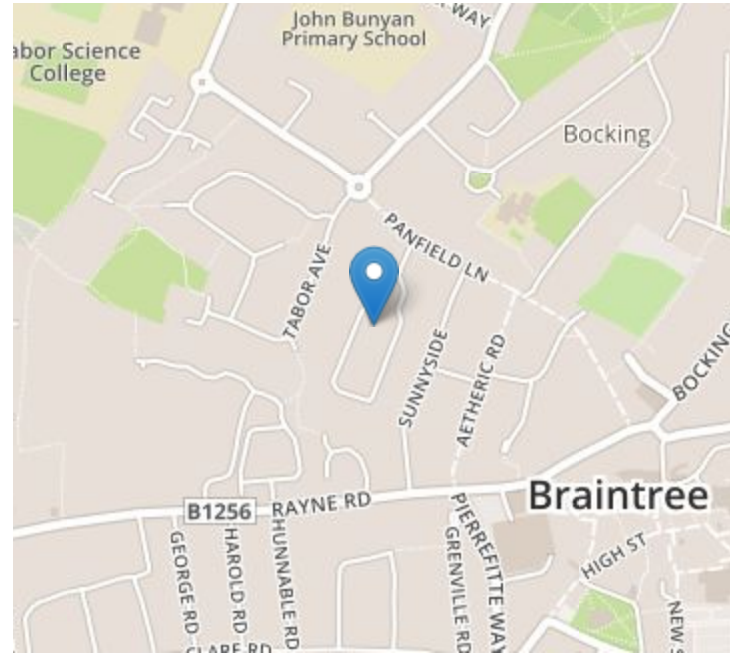
Floorplans

GROUND FLOOR

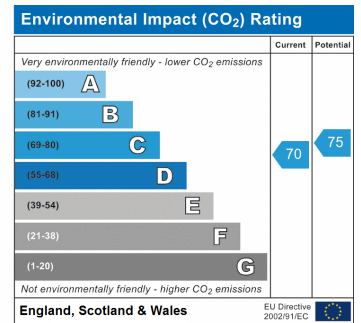
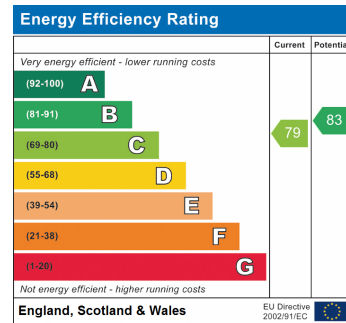


We have every effort been made to ensure the accuracy of the floorplan contained here. Measurements of walls, windows, doors and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Use the plan as a guide only.
 Made with Floorplan 12/12

Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.