



- Two Bedroom Apartment
- Ground Floor
- Ideal For Investors
- En Suite To Master
- Well Presented Throughout
- Easy Access To Town & Station
- No Onward Chain
- Integrated Kitchen Appliances

221 Nottage Crescent, Braintree, Essex. CM7 2TS.

Michaels Property Consultants are pleased to present to the market this two-bedroom, ground-floor apartment which is conveniently positioned within easy reach of both the Braintree High Street and the Railway Station. Offered for sale in good decorative order and with no onward chain, we feel this apartment lends itself well to both first-time buyers and buy-to-let investors alike. The internal accommodation comprises an entrance hall, a spacious lounge/diner featuring a Juliet Balcony, a separate and well-equipped kitchen, two well-appointed bedrooms with an en suite shower room to the master, and a family bathroom. Outside, there are well-maintained communal grounds and allocated parking for one vehicle.



Property Details.

Entrance Hall

Carpet flooring, storage cupboard, doors to;

Lounge/Diner



17' 9" x 11' 8" (5.41m x 3.56m) Carpet flooring, electric radiator, TV point, french doors to communal garden, double glazed window to front aspect, door to;

Kitchen



10' 3" x 5' 10" (3.12m x 1.78m) Laminate flooring, wall & base units, integral oven and hob, integral washing machine & fridge/freezer, one and a half stainless steel sink with mixer tap, tiled splash backs, double glazed window to front aspect.

Bedroom One



12' 7" x 10' 11" (3.84m x 3.33m) Carpet flooring, electric radiator, double glazed window to rear aspect, door to;

Property Details.

En Suite



WC, hand wash basin, shower cubicle which is fully tiled, shaver point, and extractor fan.

Bedroom Two



10' 0" x 7' 3" (3.05m x 2.21 m) Carpet flooring, electric radiator, double glazed window to rear.

Bathroom



Bath with shower over, WC, hand wash basin.

Parking

The property comes with one allocated parking space.

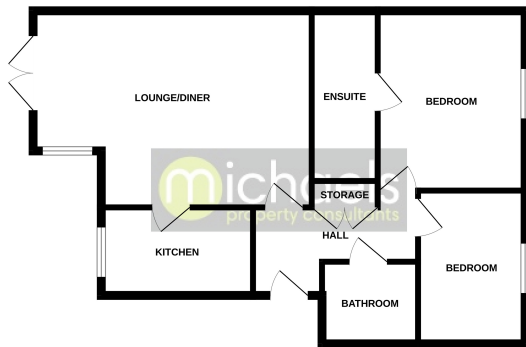
Agents Note

We are advised that the property benefits from a recently extended LEASEHOLD of which 97 years are remaining. We are advised that the property commands an annual ground rent of £180 per annum, together with an annual service charge of £1557.62.

Property Details.

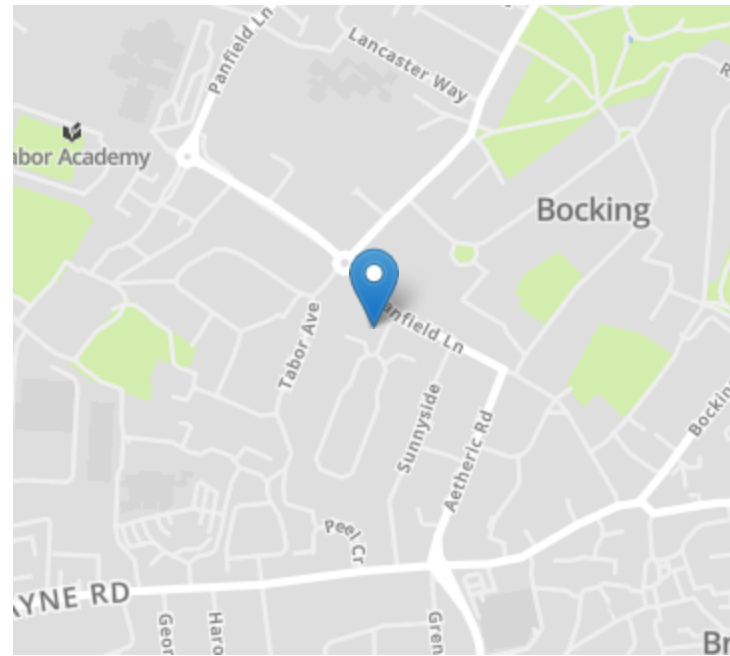
Floorplans

GROUND FLOOR



We have every attempt to have made to ensure the accuracy of the floorplan contained here, measurements of spaces or areas shown on this plan are for general guidance only and are not intended to be relied upon by any prospective purchaser. The services, fixtures and fittings shown here are not tested and no guarantee is made with respect to their quality or efficiency or to the plan.

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.