



- Two Double Bedrooms
- Cloakroom And Family Bathroom
- Communal Garden & Parking
- Close Proximity To Local Amenities
- No Onward Chain
- Lift Access & Large Communal Areas
- Secure Managed Building

## 74 Nottage Crescent, Braintree, Essex. CM7 2TT.

Michaels Property Consultants are pleased to bring to market this light and spacious two bedroom second floor retirement apartment. The property benefits from being on local bus routes and within close proximity to amenities. The accommodation comprises in brief of; entrance hall, cloakroom, a bright and airy lounge with access to the well equipped kitchen, two double bedrooms and the family bathroom. Externally, the property enjoys well maintained communal gardens as well as communal parking spaces. Being offered for sale with No Onward Chain, an early internal inspection is highly advised.





# Property Details.

## Entrance Hall



11' 06" x 9' 05" (3.51m x 2.87m) Smooth ceiling, electric storage heater, telephone point, access to airing cupboard, access to storage cupboard, access to all rooms, cloakroom, and family bathroom.

## Cloakroom



5' 02" x 3' 03" (1.57m x 0.99m) Smooth ceiling, extractor fan, low level WC, pedestal wash hand basin, part tiled walls, laminate flooring.

## Lounge/Diner



13' 11" x 11' 11" (4.24m x 3.63m) Smooth ceiling, electric storage heater, double glazed window to side aspect, telephone point, tv point, access to;

## Kitchen



9' 08" x 6' 00" (2.95m x 1.83m) Smooth ceiling, matching wall and base units with granite squared edge worksurfaces, inset stainless steel sink with drainer and bowl, laminate flooring, integrated oven with electric hob and extractor over, space and plumbing for washing machine, space for fridge/freezer.



# Property Details.



## Bedroom One



12' 04" x 9' 03" (3.76m x 2.82m) Smooth ceiling, electric storage heater, double glazed window to side aspect, tv point, telephone point, built in wardrobes.

## Bedroom Two



10' 07" x 7' 08" (3.23m x 2.34m) Smooth ceiling, electric storage heater, double glazed window to side aspect.

## Family Bathroom



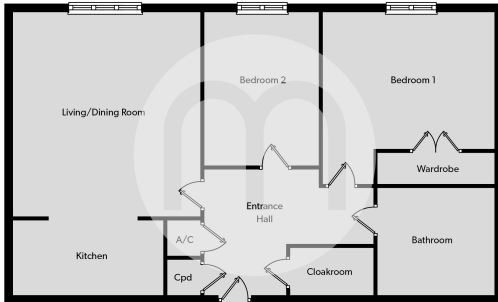
Smooth ceiling, electric heated towel rail, low level WC, vanity wash hand basin with storage surround, extractor fan, panelled bath with shower attachment, part tiled walls, laminate flooring.

## Agents Note

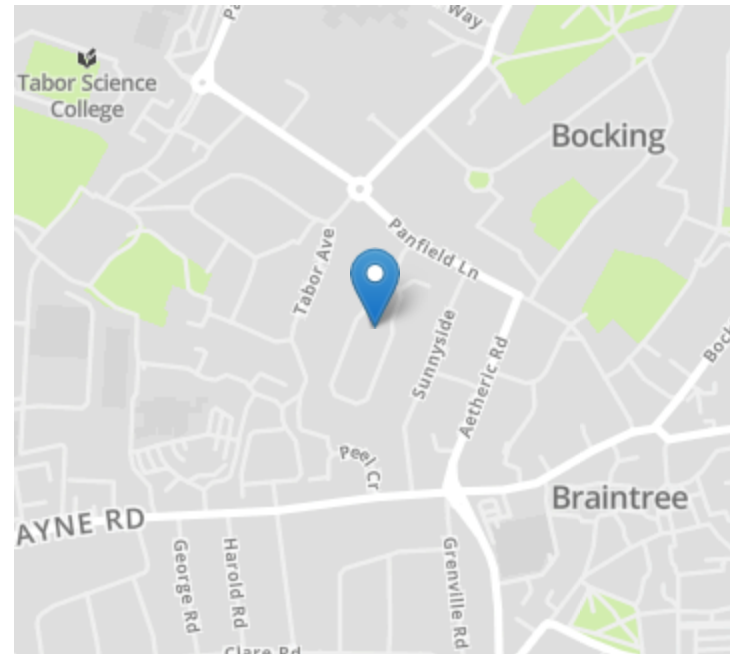
This property is located within a secure managed building, with personal safety pull cords in every room which are connected to a 24 hour response service.

# Property Details.

## Floorplans



## 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.