



**Flat 16 Tabor Place Nottage Crescent, Braintree. CM7 2TT.**

**£140,000 Leasehold**



Roland James are pleased to offer this ground floor, two bedroom retirement property situated within in Tabor Place. Offering level access to Braintree High Street and other local amenities with spacious living accommodation. Also with the benefit of communal gardens and parking to rear . Available now.

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OnTheMarket



55 High Street, Braintree, Essex, CM7 1JX

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Email: property@rolandjames.com

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**LOCATION**

Applicants are advised to proceed from Braintree High Street onto St Michaels Road, turning right at the traffic lights onto Pierrefitte Way, at the Rayne Road traffic lights proceed straight over onto Aetheric Road, at the mini roundabout take the first exit onto Coldnailhurst Avenue, Tabor Place can be found on the left hand side around 150 yards down.

**Ground Floor**

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The property with double glazing and electric storage heating comprises approximately :

**COMMUNAL ENTRANCE DOOR**

To:

**COMMUNAL HALLWAY AND SPACES**

Residents lounge, laundry and refuse. Access to the communal gardens and parking. Hallway to:

**PERSONAL ENTRANCE DOOR**

To:

**HALLWAY**

Door to:

**LOUNGE/DINER**

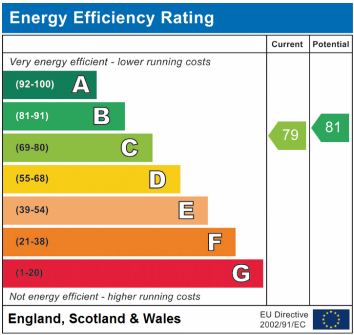
13'11" x 14'11"  
Window to the side aspect, open plan to:

**KITCHEN**

9'7" x 6'  
Comprising approximately of matching base and eye level units, inbuilt electric oven, hob, worktops, stainless steel sink with drainer, mixer tap.

**BEDROOM ONE**

12'8' x 9'4"  
Built in wardrobe in addition to the room measurements, window to the side aspect.



**AGENTS NOTE** NO ELECTRICAL OR MECHANICAL ITEMS AT THE PROPERTY HAVE BEEN TESTED AND INTENDING PURCHASERS MUST SATISFY THEMSELVES AS TO THEIR CONDITION AND SERVICEABILITY. **TO VIEW:** BY PRIOR TELEPHONE APPOINTMENT THROUGH THE VENDORS AGENTS ROLAND JAMES 01376 327123. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.