



- Two bedroom apartment
- First Floor
- Allocated parking
- Village of Black Notley
- No onward chain
- Open plan living accommodation
- Well presented throughout
- Refitted bathroom suite

**75 Mary Ruck Way, Black Notley,
Braintree, Essex. CM77 8GT.**

Offered for sale with no onward chain and in good decorative order throughout, is this two bedroom, first-floor apartment situated in the popular village of Black Notley. The property itself is favorably positioned within short driving distance of the larger towns of Braintree & Witham, offering an ideal purchase for both first-time buyers & buy to let investors alike. In Brief, the accommodation features a large entrance hall with a storage cupboard, a spacious lounge/diner with which also incorporates the kitchen, two well-appointed bedrooms, and a refitted bathroom suite. Outside, this stylish apartment is further enhanced by having allocated parking for one vehicle.



Property Details.

Entrance Hall



Entry door to accommodation, door to storage cupboard, door to airing cupboard, doors to;

Lounge/Kitchen/Diner



17' 6" x 15' 9" (5.33m x 4.80m) Kitchen - Double glazed window to rear, matching wall & base units with worktops over, inset sink with side drainer unit, tiled splashbacks, integrated oven & hob with extractor over, space for appliances.

Lounge/Diner - Double glazed Juliet balcony to front, television & telephone point.

Bedroom One



10' 2" x 9' 8" (3.10m x 2.95m) Double glazed window to front, built-in wardrobes.

Bedroom Two



7' 9" x 6' 9" (2.36m x 2.06m) Double glazed window to front, built-in wardrobes.

Bathroom



Opaque double glazed window to rear, heated chrome towel rail, WC, hand wash basin with vanity unit underneath, shaver point, panelled bath with shower over, tiled walls & floor.

Property Details.

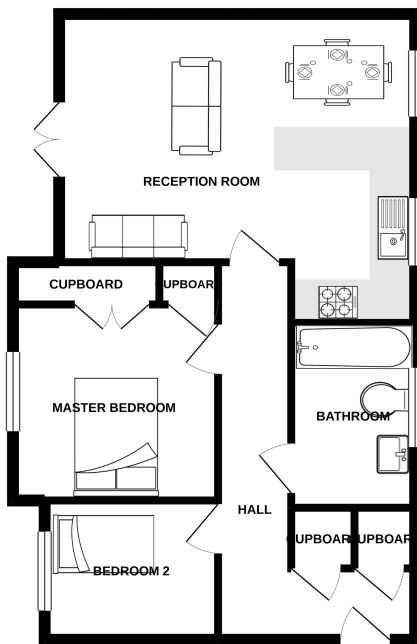
Parking

There is one allocated parking space to the rear of the property.

Property Details.

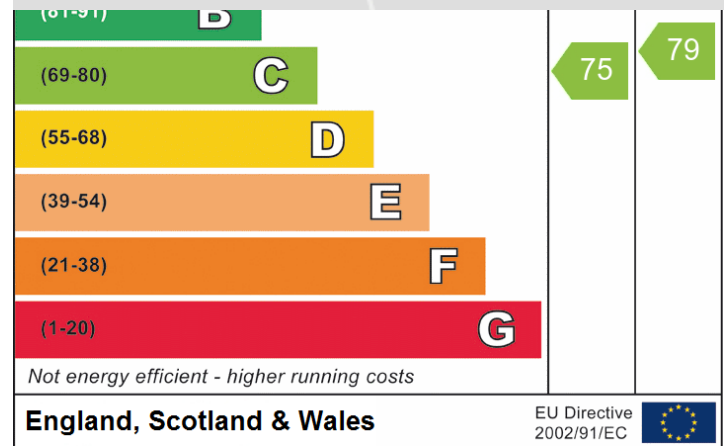
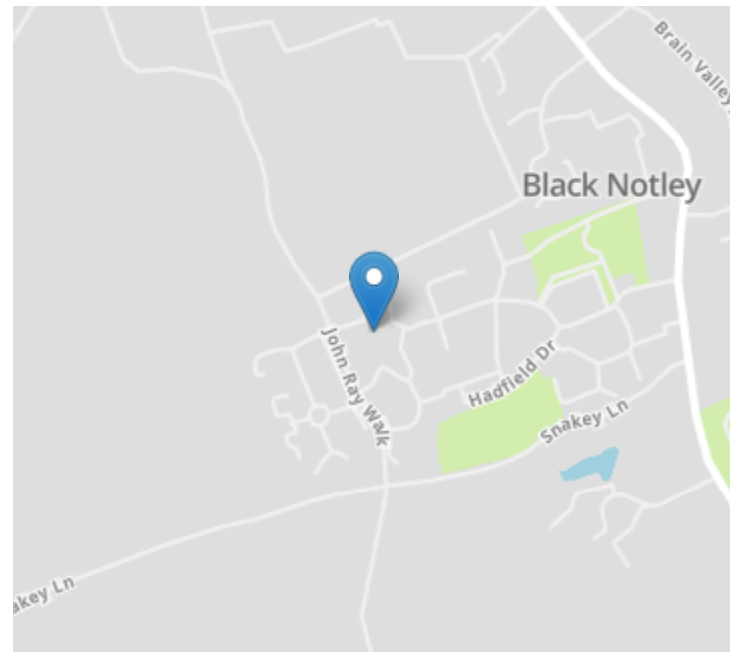
Floorplans

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



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.

