



Connells

High Elms Notley Road
Braintree



Property Description

Discover your serene sanctuary in this delightful top-floor two bedroom apartment, designed exclusively for those aged 55 and beyond. Overlooking the well maintained communal gardens, this residence is a harmonious blend of comfort and elegance.

Experience the ease of living with No Onward Chain, a lift servicing all floors and the added convenience of a guest suite for your visitors. Embrace a vibrant lifestyle within the beautifully manicured gardens and inviting lounge where neighbours become friends.

The home itself is spacious, allowing for plenty of natural light to flow through the rooms. The property benefits from entrance hall, a living room/diner, kitchen, two ample sized bedrooms and four piece suite bathroom.

The apartment boasts residents' parking for your convenience, along with a 24- hour Appello emergency call system for peace of mind.

Located just a leisurely stroll from a wealth of amenities, including post office, chemist, a co-op and more,. Additionally a bus service is within a walking distance offering links to Braintree Town Centre.

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable

at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

Entrance Hall

Two storage cupboards, radiator.

Living Room/Diner

Double glazed window with fitted blinds to the front aspect, double glazed floor to ceiling window to the rear aspect with fitted blinds, Juliette balcony, radiator.

Kitchen

Inset stainless steel sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards up and under, built in oven, hob and extractor fan, integrated washing machine, fridge and freezer, double glazed window to the front aspect with fitted blinds.

Bedroom One

Double glazed window to the rear aspect, two fitted wardrobes, radiator.

Bedroom Two

Double glazed window to the rear aspect with fitted blinds, a range of fitted units, radiator.

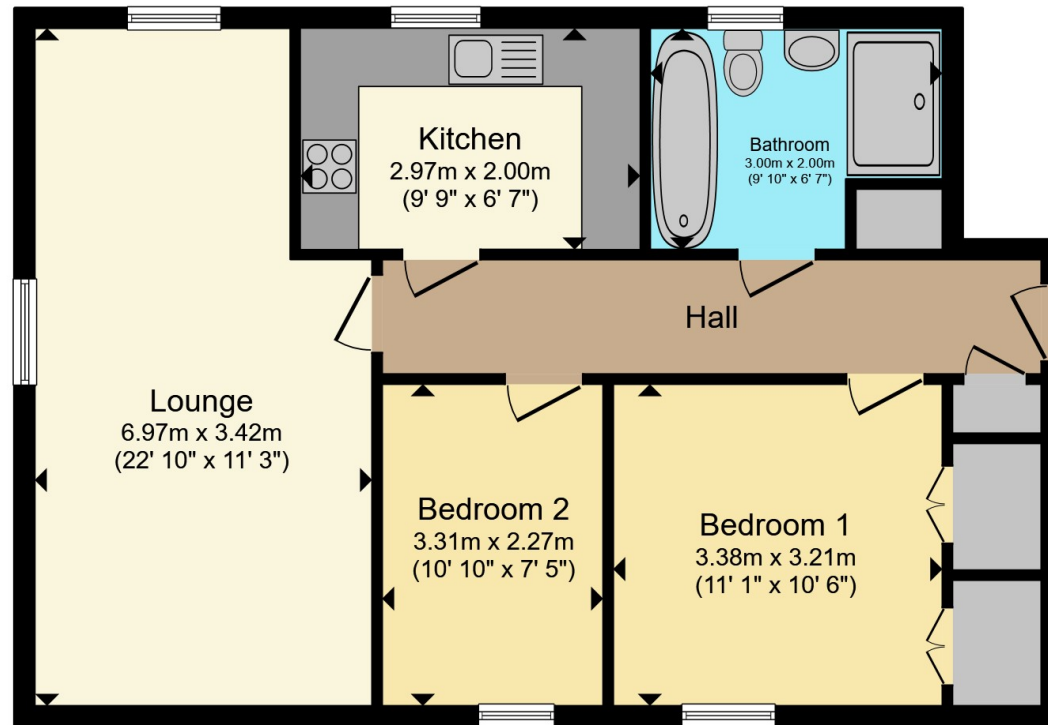
Family Bathroom

Low level WC, pedestal hand wash basin, walk in double shower cubicle, paneled bath, heated towel rail, double glazed window to the front aspect with fitted blind.









Total floor area 69.6 m² (749 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
 BRAINTREE CM7 1TX

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 5316.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308717

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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