



# GAME ESTATES

## PROPERTY SALES & LETTINGS

Braintree 01376 315815 Mersea 10206 384810 Tollesbury 01621 869986

[www.Game-Estates.co.uk](http://www.Game-Estates.co.uk)

Tabor Place  
Braintree  
Essex  
CM7 2TT

Offers in Excess  
of £140,000



Two Double Bedrooms

Over 60s Retirement apartment

Open plan Kitchen and living Space.

Lift to all floors

Open plan Kitchen and living Space.

Newly Fitted Eco Heaters with timers and  
25yr Guarantee

Communal Gardens

Communal Recreational areas

**Game Estates are pleased to offer this Two Bedroom top floor Over 60s Retirement Apartment with close links to Braintree town centre. Nottage crescent is a desirable Retirement complex that offers a modern self-contained apartment with the flexibility of superb communal areas if you choose.**

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

**Entrance Hallway:** 11' 7" x 9' 5" (3.58m x 0.00m)

Spacious entrance hall with two storage Cupboards. Wall mounted call point. Eco Heater

**Separate WC:** 5' 0" x 3' 0" (1.52m x 0.91m)

Toilet and wash basin with separate chrome taps. Wall mounted call point

**Lounge:** 11' 0" x 13' 0" (3.35m x 3.96m)

Lounge with a bright open feel, leading into the Kitchen, Eco Heater, Double Glazed window, Wall mounted call point.

**Kitchen:** 9' 0" x 6' 0" (2.74m x 1.83m)

White high gloss wall and base units, built in Hob, Oven and Extractor, Solid marble worktops, Stainless steel sink, with R/H drainer

**Bedroom 1:** 9' 0" x 10' 0" (2.74m x 3.05m)

Double Bedroom with Built in Wardrobes, Double Glazed window, Eco Heater. Wall mounted call point.

**Bedroom 2:** 10' 0" x 7' 0" (3.05m x 2.13m)

Double Bedroom with double glazed window, Eco heater. Wall mounted call point.

**Bathroom:** 7' 0" x 7' 0" (2.13m x 2.13m)

Walk in white, glazed shower Cubicle, insert hand basin with separate taps, built into a vanity unit. Toilet with enclosed cistern. White UPVC window with obscured glazing. Shower cubicle fully tiled, the remaining walls half tiled. Eco heater. Wall mounted call point.

#### **Included in the Service charge:**

- Management Fees £3422.05 pa or £65.81 pw
- Laundry room washers/dryers.
- A guest suite available for visitors.
- On site manager - option of daily checks over call system.
- Fire inspections.
- Communal Garden maintenance.
- Weekly coffee mornings and Bingo.
- Ad hoc community events.
- Car parking.
- Payment covers - water rates.
- buildings insurance.
- Emergency call system.
- daily call from managers checking wellbeing.
- heating and lighting of corridors and community lounge.
- 9-5 on site manager.
- Gardening services.
- Internal and external decorations.
- General maintenance.
- Window cleaning and cleaning of the public and communal areas.

All measurements are taken manually and whilst every care is taken with their accuracy, they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

# Energy performance certificate (EPC)

72, Nottage Crescent BRAINTREE CM7 2TT	Energy rating <b>C</b>	Valid until: <b>8 May 2028</b> <hr/> Certificate number: <b>0318-6022-7265-5678-9950</b>
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Property type	Top-floor flat
Total floor area	56 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60

