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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.

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.



Rules on letting this property

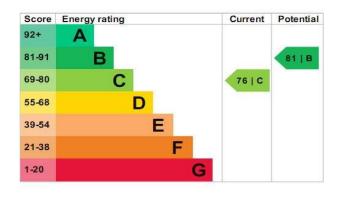
Properties can be let if they have an energy rating from A to E.

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

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.



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











