



## 1 Bedroom Apartment located in Black Notley.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Mary Ruck Way Black Notley Braintree CM77 8GT



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TBC



Guide Price  
**£180,000-  
£200,000**

\*\*\*GUIDE PRICE

£180,000-£200,000\*\*\*

We are delighted to present this stunning top floor apartment located on this popular estate which benefits from a garage and parking to the rear aspect. The property is of a generous size with viewing highly recommended.

## FULL DESCRIPTION

### OVERVIEW

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### COMMUNAL ENTRANCE HALL

Stairs to first floor.

### PERSONAL ENTRANCE HALL

Storage heater, double glazed window, entry phone system, airing and storage cupboard.

### SHOWER ROOM

Large walk in shower, low level WC, pedestal wash basin, chrome heated towel rail, electric heater, obscure double glazed window.

### BEDROOM ONE

**11' 6" x 10' 4" (3.51m x 3.15m)**

Double glazed window, electric heater, built in double wardrobe, access to loft area.

### LOUNGE

**15' 3" x 11' 0" (4.65m x 3.35m)**

Two double glazed windows, storage heater.

### KITCHEN

**8' 1" x 6' 4" (2.46m x 1.93m)**

Single bowl and drainer sink unit with cupboards under, matching base and eye level cupboards, built in oven, hob and extractor fan, space for washing machine and fridge freezer, double glazed window.

### GARAGE

Located to the rear of the block with up and over door.

### AGENTS NOTE

There is approx 100 years remaining on the lease.

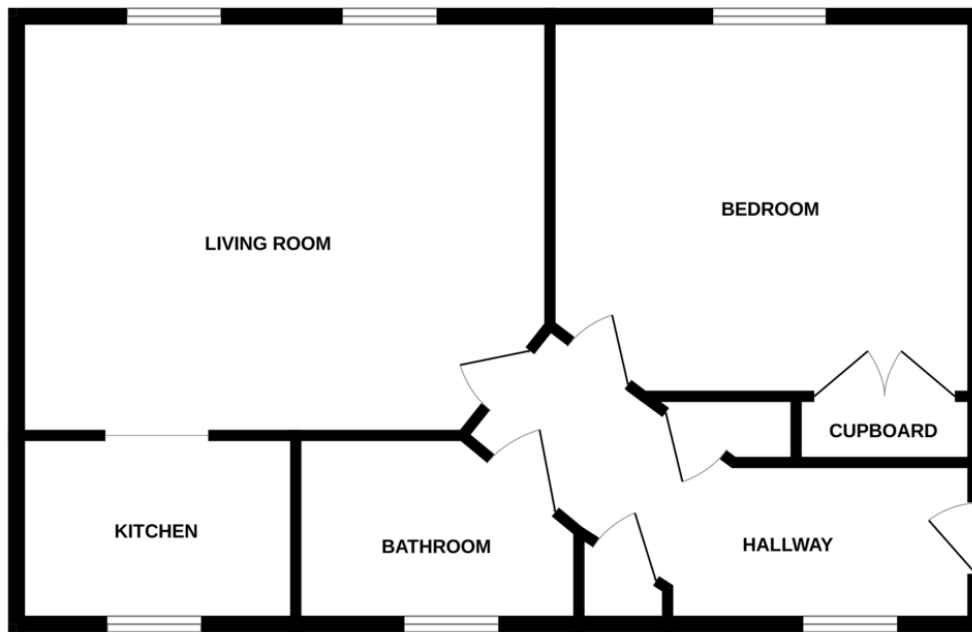
Service charge and ground rent included approx £1473pa





## FLOORPLAN

GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.

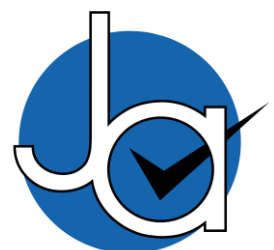
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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