



## 51 Bramble Tye, Noak Bridge, Laindon, SS15 5GR

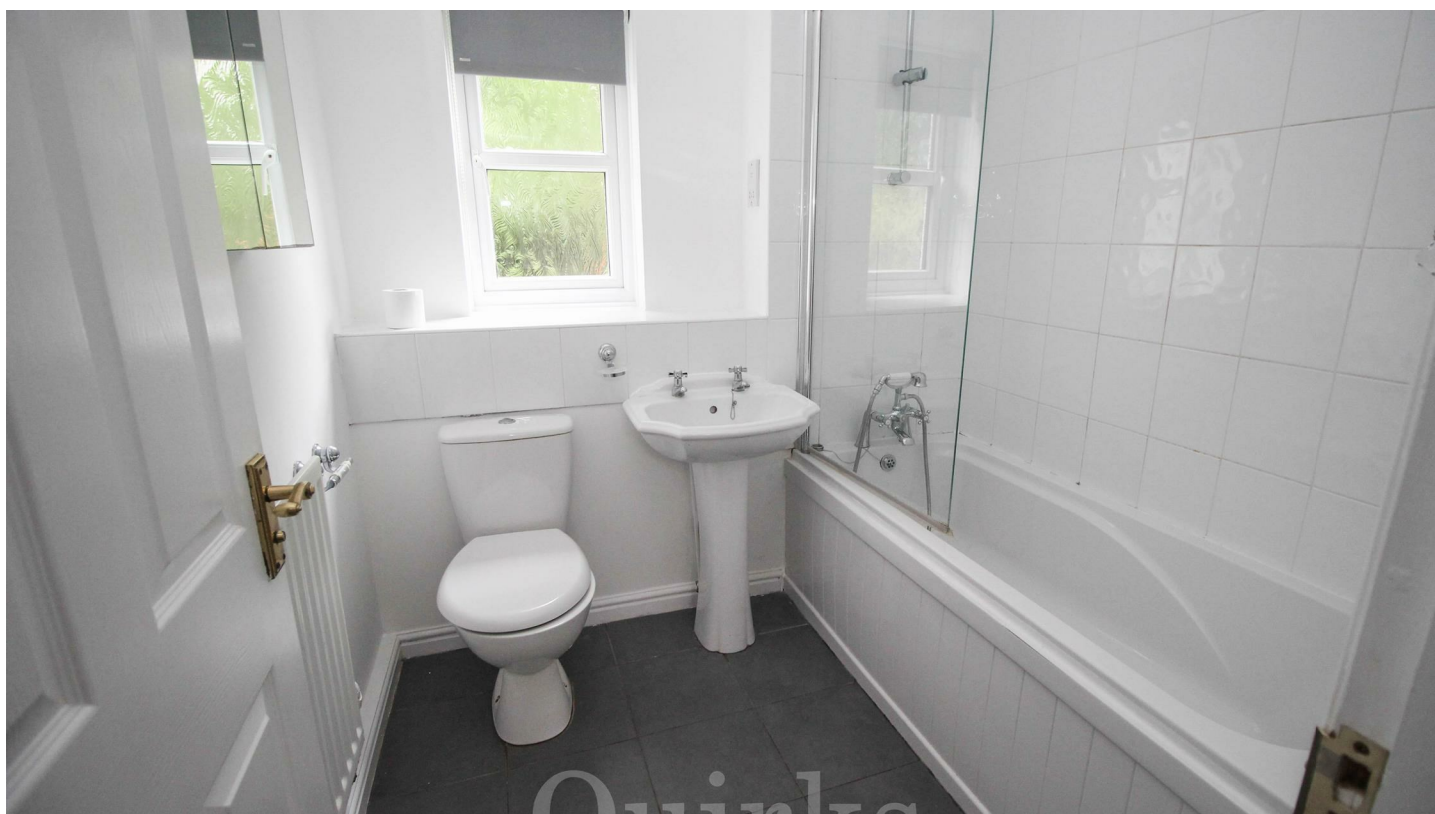
Asking Price £235,000

- GROUND FLOOR APARTMENT WITH OWN PRIVATE ENTRANCE DOOR
- RECENTLY RE-PAINTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- GOOD SIZE LOUNGE
- GARAGE PLUS PARKING SPACE
- SOUGHT AFTER NOAK BRIDGE LOCATION
- NO ONWARD CHAIN
- BATHROOM
- FITTED KITCHEN
- VIEWING AN ABSOLUTE MUST

FRESHLY DECORATED THROUGHOUT AND READY FOR YOU TO MOVE INTO. This Two Double Bedroomed Ground Floor Apartment with its own Private Entrance Door. A double glazed entrance door opens into the Freshly Painted entrance hall with built in storage cupboard, radiator and smooth ceiling. The good size lounge has double glazed window to front, two radiators, carpet and smooth ceiling. Off the lounge in the fitted kitchen with double glazed window to rear, range of modern "high gloss" white eye and base level units with work surface over incorporating sink unit with mixer tap, space for washing machine, cooker and fridge/freezer, tiled splash backs, cupboard housing boiler, tiled floor and smooth ceiling. Both the two double bedrooms have fitted wardrobes with mirror fronted sliding doors, carpet, double glazed window and smooth ceiling. Externally the property has a pathway to it's OWN PRIVATE ENTRANCE DOOR. There is Detached Garage in adjoining block with ALLOCATED PARKING SPACE in front of it

2 1 1 C

Council Tax Band: C



**ENTRANCE HALL**

13'9" x 2'11"

**LOUNGE**

13'8" x 11'4"

**FITTED KITCHEN**

8' x 7'

**BEDROOM ONE**

11'2" x 10'2"

**BEDROOM TWO**

10'8" x 10'6"

**BATHROOM**

7' x 6'9"

**GARAGE PLUS PARKING SPACE**

**NO ONWARD CHAIN**

**LEASEHOLD DETAILS**

Lease - 125 years from 25th December 1996 - 97  
Years remaining

Ground Rent £100 Per Annum

Service Charge: £1244 Per Annum





## Viewings

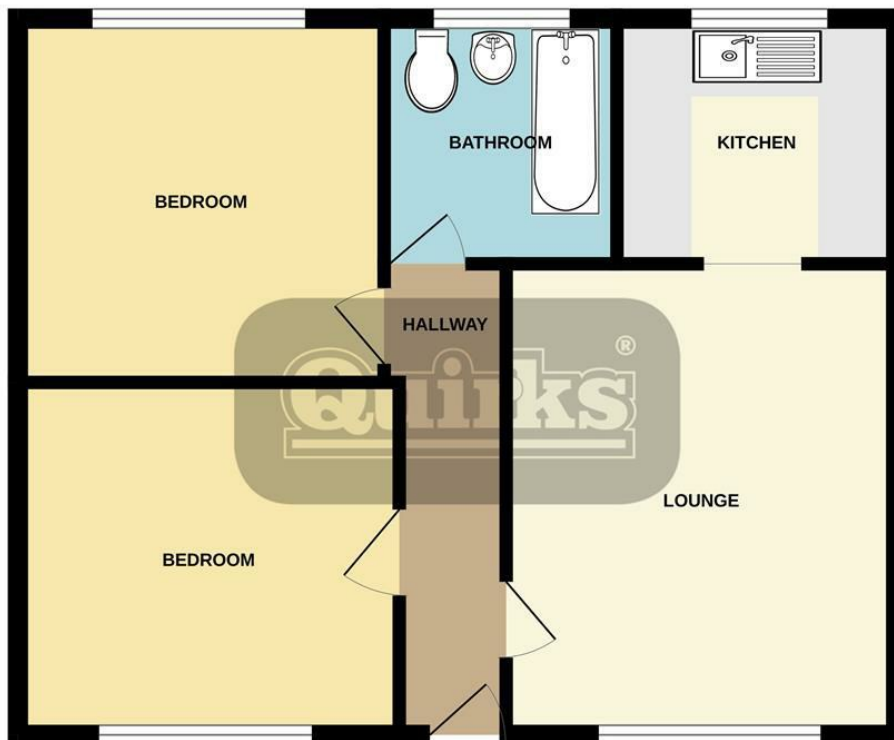
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 75                      | 78        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.3 sq.m.) approx.  
This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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