



37 BRAYBANK, BRAY, BERKSHIRE, SL6 2BH

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**GUIDE PRICE £425,000
SHARE OF FREEHOLD**

BRAY VILLAGE - An opportunity to acquire this delightful **TWO DOUBLE BEDROOM FIRST FLOOR** Apartment occupying this exclusive Gated Development on the banks of the River Thames, featuring extensive communal grounds and a riverside terrace. The property provides a generous living room with access to the dining room as well as two bathrooms and a garage with a useful storeroom above. Braybank is also conveniently located within walking distance of Bray Village featuring the internationally renowned Waterside Inn and the Fat Duck restaurants. **NO ONWARD CHAIN.**

- Gated Entrance with Security Entry Phone
- Private Entrance Hall with staircase rising to the first floor
- Living Room
- Dining Room
- Kitchen
- Two Double Bedrooms
- Two Bath/Shower Rooms
- Garage with Bonus Room Above
- Riverside Communal Gardens
- **NO CHAIN** * EPC Rating D

Council Tax Band: E

Lease – Approx 188 Years Remaining

Ground Rent - £25 PA

Maintenance – Approx £4,000 PA







Approximate Gross Internal Area= 95.2 sq m / 1,025 sq ft

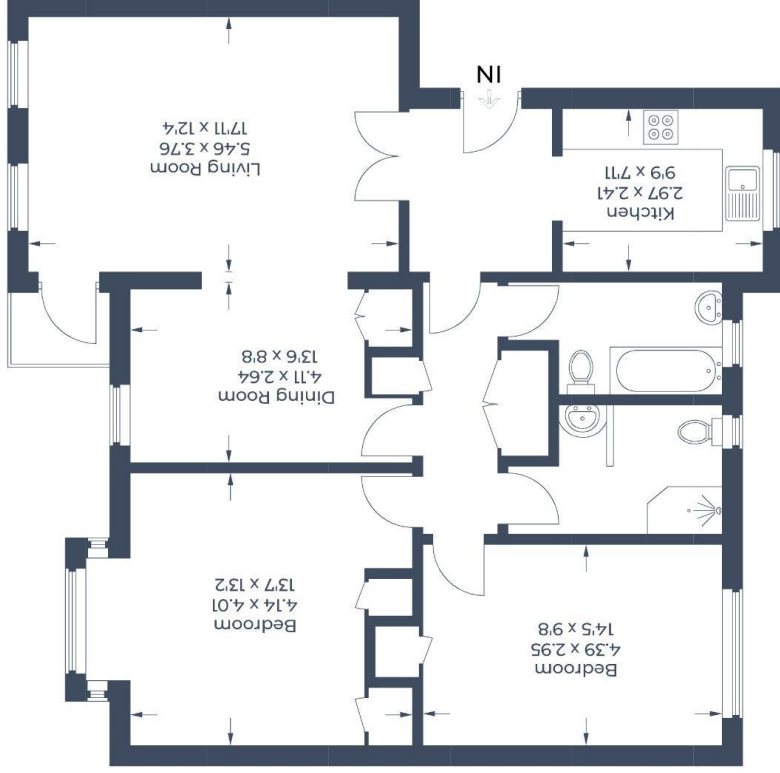


Illustration for identification purposes only,
measurements are approximate, not to scale.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

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