



**Bocking Waterside, Church Street, Braintree, CM7 5GW**



**welcome to**

**Bocking Waterside, Church Street, Braintree**

**\*\* GUIDE PRICE £180,000 - £190,000 \*\*** William H Brown are pleased to offer this two double bedroom first floor apartment situated in the sought after village location of Bocking with views and balcony over the river.



### **Hallway**

Doors leading to. Two storage cupboards.

### **Open Plan Lounge/Kitchen/Diner**

21' 6" x 12' 11" ( 6.55m x 3.94m )

Double glazed French doors leading to balcony overlooking river views. Range of base and eye level units with work surface over incorporating sink drainer with hot and cold mixer taps. Integrated high specification Neff appliances.

### **Bedroom One**

16' x 15' 6" ( 4.88m x 4.72m )

Double glazed window to rear aspect. Pendant lighting. Carpets. Radiator.

### **Bedroom Two**

12' 9" x 6' 10" ( 3.89m x 2.08m )

Double glazed window to rear aspect. Pendant lighting. Pendant lighting. Radiator.

### **Bathroom**

Obscure double glazed window to front aspect. Side panel bath with hot and cold mixer tap. Wall mounted hand wash basin. Low level WC. Heated towel rail.

### **Exterior**

Under cover parking. Pleasant communal gardens with various flower, shrub and tree displays. Patio area looking account the river.



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## **Bocking Waterside, Church Street, Braintree**

- Luxury Two Bedroom Apartment
- Balcony Overlooking River Views
- Open Plan
- Under Cover Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£180,000 - £190,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109076 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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