



Bocking Waterside, Church Street, Braintree, CM7 5GW

welcome to

Bocking Waterside, Church Street, Braintree

William H Brown are pleased to offer this stunning two bedroom top floor apartment situated in the sought after village of Bocking close to local amenities and has fantastic triple aspect views and views of the river.



Entrance Hallway / Study

9' 5" x 7' 4" + recess (2.87m x 2.24m + recess)

Double glazed skylight window to front aspect. Loft access. Cupboard housing water tank. Electric storage heater. Laminate flooring. Doors leading to

Lounge / Diner / Kitchen

19' 9" x 12' 1" + recess (6.02m x 3.68m + recess)

Double glazed skylight window to front aspect. Two double glazed windows to side aspect. Two double glazed windows to rear aspect. Double glazed French doors to balcony overlooking fantastic river views. Two electric storage heaters. Range of matching base and eye level units with granite work surface over incorporating a one and a half stainless steel sink drainer with hot and cold taps. Integrated dishwasher. Integrated washing machine. Integrated fridge and freezer. Breakfast island with integrated oven with four ring electric hob and overhead extractor fan. Integrated microwave.

Bedroom One

12' 4" + recess x 10' 6" (3.76m + recess x 3.20m)

Double glazed window to rear aspect. Electric heater. River views. Restricted head height.

Bedroom Two

12' 4" x 6' 7" (3.76m x 2.01m)

Double glazed skylight window to rear aspect. Electric heater. River views. Restricted head height.

Bathroom

Obscure double glazed window to front aspect. Panel enclosed bath with plumbed in overhead shower. Low level WC. Hand wash basin with hot and cold mixer taps. Heated towel rail. Part tiled walls.

Exterior

To the front of the property there is allocated parking for one car. Communal gardens with river views.



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Bocking Waterside, Church Street, Braintree

- No Onward Chain
- Two Bedroom Top Floor Apartment
- Video Entry Intercom
- Communal Gardens Overlooking River
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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



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. Agents must rely upon their own inspection(s). Powered by www.localagent.com

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109204 - 0010

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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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