

**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 stunning two bedroom top floor apartment with balcony situated in the sought after village of Bocking close to local amenities. This immaculate property offers a real sense of space.













#### Hallway

Door to front. Electric heater. Airing cupboard. Doors leading to

### **Open Plan Living Area**

12' 2" x 21' 3" ( 3.71m x 6.48m )

Double glazed skyline windows, double glazed French doors to balcony, two electric heaters, range of wall and base units with rolled edge work surfaces incorporating one and a half sink drainer with hot and cold mixer taps, integrated oven, hob and extractor hood over, integrated microwave, dishwasher, washing machine and fridge freezer, laminate flooring.

## **Bedroom One**

10' 6" x 9' + recess (  $3.20m \times 2.74m$  + recess ) Double glazed window to rear aspect, electric heater, built in wardrobes. Restricted head height.

## Bedroom Two

 $6' 7'' \times 9' + recess (2.01m \times 2.74m + recess)$ Double glazed skyline window, built in wardrobes, electric heater. Restricted head height.

#### Bathroom

Obscure double glazed window to front aspect, panel enclosed bath with plumbed in overhead shower, low level WC, pedestal hand wash basin, heated towel rail.

#### Exterior

Allocated parking, pleasant communal gardens with various flower, shrub and tree displays, patio seating area and overlooking the local river.





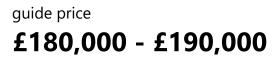
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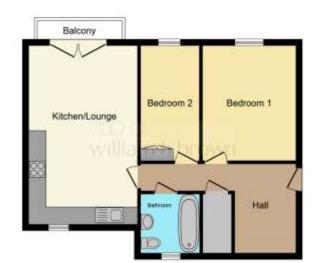
# Bocking Waterside, Church Street, Braintree

- Two Bedroom Top Floor Apartment
- Balcony
- Video Entry Intercom
- Double Glazing
- Communal Gardens Overlooking the River

#### Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.





This floer plan is for illustrative purposes with, it is not charact to scale. Any measurements, floor series (including any total floor anes), openings and orientations are approximate. No sets are parameted, they cannot be relied users for any purpose and they do not from part of any apprecised. No total floor anes), openings and orientations are apprecised. A party must neity users is some respectively. Presented by we consumption common or installaptioned: A party must neity users is some respectively. Presented by we consumption common or installaption of the party must neity users is some respectively. Presented by we consumption common or installaption of the party must neity users is some respectively. Presented by we consumption common or installaption of the party must neity users is an expectively. The presented by we consumption common or installaption of the party must neity users is an expectively. The presented by we consumption common or installaption of the party must neity users is an expectively apprecision. The party must be apprecision of the party must be apprecision of the party must neity users in the party must be apprecision. The party must be apprecision of the party must be apprecision of the party must neity users in the party must be apprecision of the party must be apprecision of the party must neity users in the party must be apprecision of the party must be apprecision of the party must neity apprecision of the party must be apprecision of the party must be apprecision of the party sets the party must be apprecision of the party m



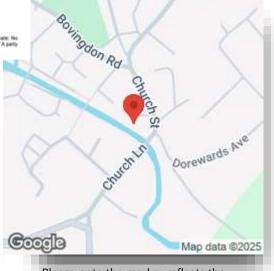


## view this property online williamhbrown.co.uk/Property/BTR109407



Property Ref: BTR109407 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



Please note the marker reflects the postcode not the actual property

william h brown



## 01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk