



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



**welcome to**

**Bocking Waterside, Church Street, Braintree**

William H Brown are pleased to offer this stylish two-bedroom top-floor apartment with balcony, set in the sought-after village of Bocking close to local conveniences. This immaculate residence delivers an exceptional sense of light and 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 x 2.74m + recess )

Double glazed window to rear aspect, electric heater, built in wardrobes. Restricted head height.

### **Bedroom Two**

6' 7" x 9' + recess ( 2.01m x 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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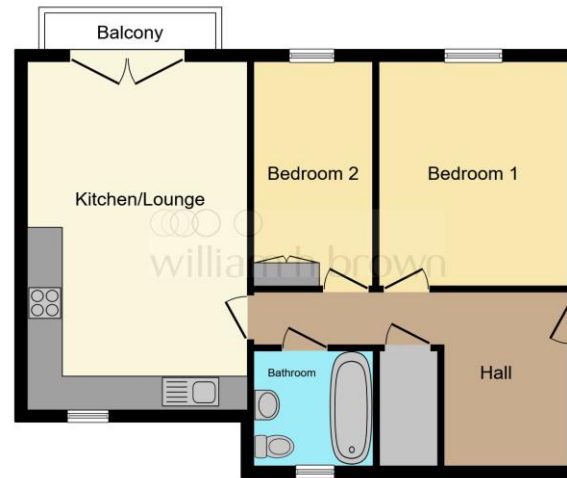
- Two Bedroom Top Floor Apartment
- Balcony
- Video Entry Intercom
- Double Glazing
- Communal Gardens Overlooking the River

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2800.00

Ground Rent: 330.00

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 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.focalagent.com

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BTR109407 - 0007

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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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