



White Rise Brownrigg Drive, Bocking, Braintree, CM7 5GU



welcome to

White Rise, Brownrigg Drive, Bocking, Braintree

William H Brown are pleased to offer this spacious and well-presented two-bedroom ground floor apartment in the popular village of Bocking and well positioned along the river front.



Entrance Hall

Doors leading to

Open Plan Lounge/Diner/Kitchen

22' 3" max x 13' 11" max (6.78m max x 4.24m max)

Double glazed window to front and rear aspect. Radiator. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring gas hob and overhead extractor fan. Plumbing and space for washing machine. Integrated fridge freezer.

Bedroom One

12' 9" max x 10' 4" max (3.89m max x 3.15m max)

Double glazed window to rear aspect. Radiator. Built in wardrobes.

En-Suite

Walk in shower cubicle. Low level WC. Pedestal hand wash basin. Heated towel rail.

Bedroom Two

10' 5" x 8' 1" (3.17m x 2.46m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to front aspect. Side panel bath. Low level WC. Pedestal hand wash basin. Heated towel rail.

Exterior

Allocated parking as well as additional visitors bays.



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White Rise, Brownrigg Drive, Bocking, Braintree

- Ground Floor Apartment
- Two Bedrooms
- Bathroom & En-Suite
- Close to Amenities
- Allocated Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 155 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. A party must rely upon its own inspection(s). Powered by www.localagent.com

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109449 - 0003

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.



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