

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

## welcome to

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

\*\*GUIDE PRICE £150,000 - £160,000\*\*William H Brown is delighted to offer this beautiful two-bedroom top-floor apartment in the desirable village of Bocking. Enjoy spectacular river views and easy access to nearby shops and services. A perfect blend of style and location — arrange your viewing now!













## Hallway

Electric storage heater. Storage cupboard. Airing cupboard with electric water heater / cylinder.

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

12<sup>'</sup> 9" max x 22' 1" max ( 3.89m max x 6.73m max )

Double glazed skyline window to front aspect. Double glazed Patio doors to balcony. Electric storage heater. Electric fire. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated fridge freezer, microwave, dishwasher and washing machine. Integrated oven with four ring electric hob and overhead extractor fan.

#### **Bedroom One**

Irregular Shaped Room 12' max x 11' 4" ( 3.66m max x 3.45m) Double glazed window to rear aspect. Electric storage heater. Fitted cupboard and storage unit. Restricted head height at one end.

#### **Bedroom Two**

8' 4" x 13' max ( 2.54m x 3.96m max )

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

#### Bathroom

Obscure double glazed window to front aspect. Panel enclosed bath with plumbed in overhead shower and glass screen. Low level WC. Wall mounted hand wash basin. Heated towel rail.

#### **Exterior**

There is allocated parking for one car. Communal gardens with river views.





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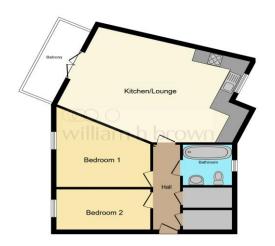
- No Onward Chain
- Two Bedroom Top Floor Apartment
- Entry Intercom
- Communal Gardens Overlooking River
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2878.00

Ground Rent: 330.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 200 Should you require further information please contact the branch. Please Note additional fee could be incurred for items such as Leasehold packs.



# guide price £150,000 - £160,000







Please note the marker reflects the postcode not the actual property

Oorewards Ave

Map data @2025

# view this property online williamhbrown.co.uk/Property/BTR109287



Property Ref: BTR109287 - 0006 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 quidance 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.

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