



**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 present this stylish two-bedroom top-floor apartment in the sought-after village of Bocking. Offering stunning river views and convenient access to local shops and amenities, this home perfectly combines comfort and location.



### **Hallway**

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

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

12' 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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## Bocking Waterside Church Street, Braintree

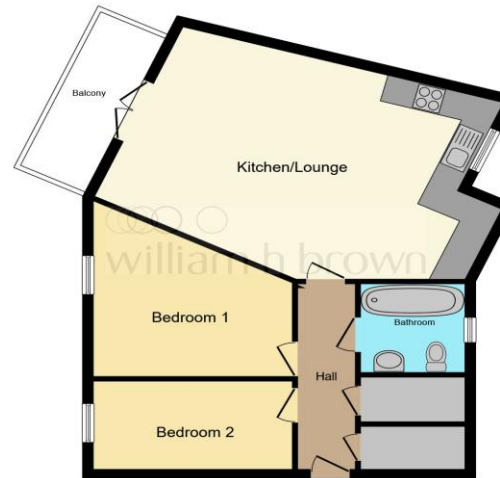
- No Onward Chain
- Two Bedroom Top Floor Apartment
- Entry Intercom
- Communal Gardens Overlooking River
- Allocated Parking Space

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 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.focalagent.com

guide price **£150,000 - £160,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BTR109287 - 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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