



Bocking Waterside, Church Street, Braintree, CM7 5GW



welcome to

Bocking Waterside, Church Street, Braintree

William H Brown are pleased to present this modern two-bedroom top-floor apartment featuring a private balcony, located in the sought-after village of Bocking near local amenities. This well-kept home offers a wonderful 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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Bocking Waterside, Church Street, Braintree

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

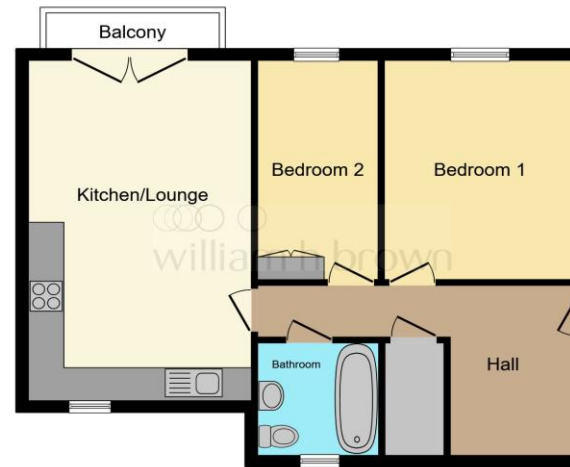
Tenure: Leasehold EPC Rating: B

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.

offers in excess of **£170,000**



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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Property Ref:

BTR109407 - 0011

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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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk