



## Foundry Way

Rayne, Braintree, CM77 6AE

**Guide Price £210,000**

Leasehold  
Tax Band: B



Boasting a SPACIOUS 19' DUAL-ASPECT LOUNGE DINER and a TWO DOUBLE BEDROOMS is this well presented SECOND -FLOOR apartment. Benefiting from a very long 184 YEAR LEASE and offering modern kitchen, ALLOCATED PARKING and ideally located in a sought after village location within convenient reach of all amenities, with easy access to Braintree Town Centre/Station & A120/M11 - Ideal for first time buyers and investors! Contact Hamilton Piers, Rayne's leading property experts, to view!



## GROUND FLOOR ACCOMMODATION:

### COMMUNAL ENTRANCE:

Secure entry system, communal main entrance with stairs to second floor.

### SECOND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Main entry door into apartment onto hallway, storage cupboard (housing boiler) and access into all rooms.

#### LOUNGE / DINER:

10'01" x 11'05" > 8'08" (3.07m x 3.48m > 2.64m)  
Dual aspect double glazed sash windows to front and side with fitted blinds, two radiators.

#### KITCHEN:

10'02" x 6'05" (3.10m x 1.96m)  
Square edge worktops with stainless drainer sink inset, matching wall and base units, electric hob with extractor over, integrated electric oven, space for fridge freezer and washing machine, tiled flooring.

#### MASTER BEDROOM:

12'02" x 9'05" (3.71m x 2.87m)  
Double glazed sash window to front, built in wardrobes, radiator.

#### BEDROOM TWO:

12'03" x 8'04" (3.73m x 2.54m)  
Double glazed sash window to front, radiator.

#### BATHROOM:

8'07" x 6'06" (2.62m x 1.98m)  
Double glazed opaque window to rear, bath with shower over, wall mounted hand basin, low level W/C, chrome heated towel rail, fully tiled.

#### EXTERIOR:

#### ALLOCATED PARKING:

One allocated parking space.

#### AGENTS NOTES:



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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