



Connells

Bocking Waterside Church Street
Braintree

Bocking Waterside Church Street Braintree CM7 5GW

for sale guide price
£180,000



Property Description

**** Guide Price £180,000-£190,000****

Nestled in the charming heart of Bocking Village, this superb top floor apartment presents an exceptional opportunity for modern living in a picturesque and sought-after locale. Immaculately maintained and in excellent condition, this two-bedroom home is perfectly designed for comfort and convenience.

Step inside to discover a beautifully appointed open plan kitchen and lounge, creating an inviting space that is ideal for both relaxing evenings in and entertaining guests. The property boasts two spacious bedrooms, including a master with its own private ensuite, alongside a contemporary family bathroom to accommodate guests and family alike.

Benefit from allocated parking for two vehicles, conveniently housed within secure carports—an enviable feature for village living.

Bocking Village itself is renowned for its friendly community spirit, stunning countryside walks, and proximity to an array of local amenities, including charming pubs, independent shops, and highly regarded schools. Excellent transport links provide easy access to nearby Braintree for further shopping and leisure activities, while the beautiful Essex countryside surrounds you on all sides.

Arrange a viewing today to experience first-hand the blend of contemporary comfort and village charm this wonderful apartment has to offer.

Hallway

Entry intercom, electric heater, airing cupboard

Open Plan Living

23' 1" x 12' 2" (7.04m x 3.71m)

Double glazed windows to front. two electric heaters, range of wall and base units with rolled edge work surfaces incorporating one and a half sink drainer integrated, integrated microwave, dishwasher, washing machine and fridge freezer, oven, hob and extractor hood over.

Bedroom One

11' 11" x 10' 6" (3.63m x 3.20m)

Double glazed windows to rear aspect, electric heater

Ensuite

6' 7" x 6' 1" (2.01m x 1.85m)

Shower cubicle, low level WC, pedestal hand wash basin, heated towel rail.

Bedroom Two

11' 11" x 6' 7" (3.63m x 2.01m)

Double glazed windows to side aspect, loft hatch, electric heater

Bathroom

6' 7" x 6' 1" (2.01m x 1.85m)

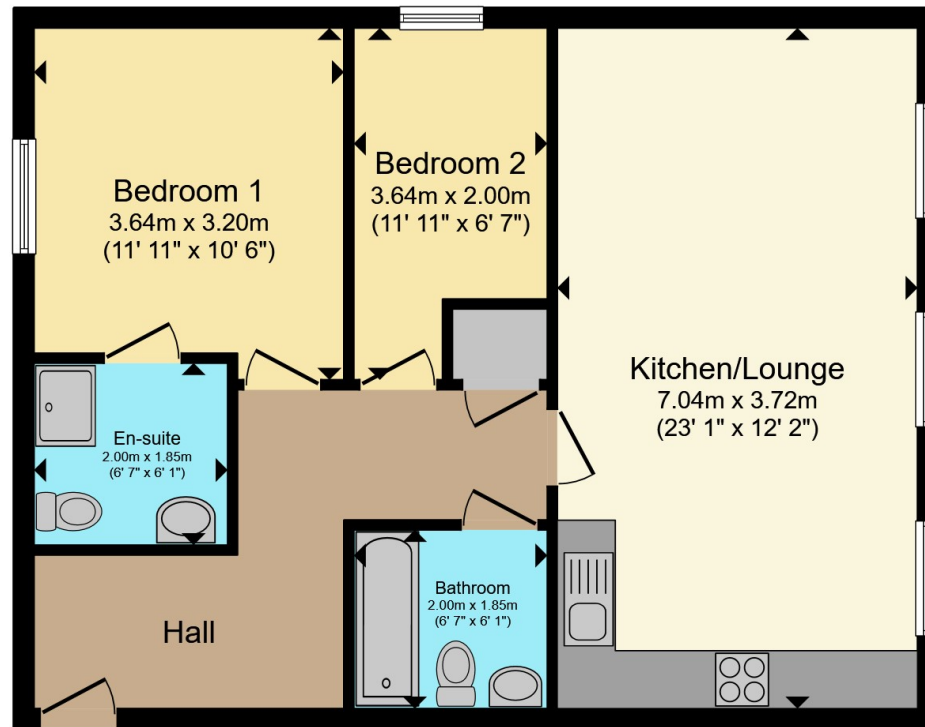
Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"









Total floor area 64.2 m² (691 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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17 Great Square
 BRAINTREE CM7 1TX

EPC Rating: D

Council Tax
 Band: B

Service Charge:
 3080.00

Ground Rent:
 330.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308749

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

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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