



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!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Top Floor Apartment
- Balcony

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.



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 **£145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109407 - 0012

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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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