



FLAT 9, BOCKING WATERSIDE CHURCH STREET,

OFFERS IN EXCESS OF £170,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**** TOP FLOOR CORNER APARTMENT WITH RIVER VIEWS & LONG LEASE **** Situated within a peaceful and well-maintained development in the highly sought-after village of BOCKING, and within easy reach of local amenities, this bright TWO bedroom apartment offers a rare combination of space, light, and tranquillity.

A significant advantage of this property is the recently extended lease, now offering approximately 197 years remaining with a PEPPERCORN (zero) ground rent, making it readily mortgageable and highly attractive to buyers.

Occupying a desirable corner position with no adjoining party walls, the property benefits from a triple-aspect layout, allowing for an abundance of natural light throughout, further enhanced by multiple skylights. The spacious OPEN-PLAN LIVING AREA features French doors opening onto a private BALCONY overlooking the River Pant, providing a calm and attractive waterside outlook.

Internally, the accommodation comprises an entrance hallway with study area, a generous open-plan lounge/diner/kitchen with integrated appliances and breakfast island, two bedrooms both enjoying river views, and a family



Entrance Hall

Laminate flooring, velux window to front, storage cupboard, loft access, electric heater, doors to;

Open Plan Lounge/ Kitchen 21’2” x 12’1” (6.47 x 3.70)

Laminate flooring, double glazed windows to side & rear aspects, french doors leading to Balcony overlooking the River Pant, two electric heaters. Kitchen comprising of base units with granite works tops, inset one & a half stainless steel sink, breakfast island, integral oven & microwave, four ring electric hob with extractor over, integral fridge/ freezer, dishwasher & washing machine.

Bedroom One 13’1” x 10’7” (4.00 x 3.23)

Carpet flooring, double glazed window to rear aspect, electric heater.

Bedroom Two 12’2” x 6’8” (3.73 x 2.05)

Carpet flooring, velux window to rear, electric heater.

Bathroom

Tiled flooring, bath with shower over, inset hand wash basin & WC, obscure double glazed window to front, heated towel rail.

EXTERIOR

Communal Gardens

Gardens with river views.

Parking

Demised parking space for one vehicle.

NOTES

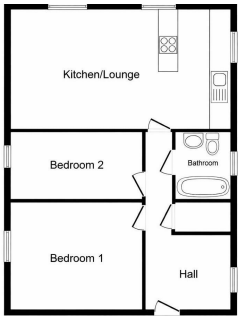
This property is available LEASEHOLD with a newly extended lease. The lease length now consists of 197 years with a monthly Service Charge of £250.00 and a Peppercorn Ground Rent.

Intending purchasers are encouraged to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sight of the Management Pack.

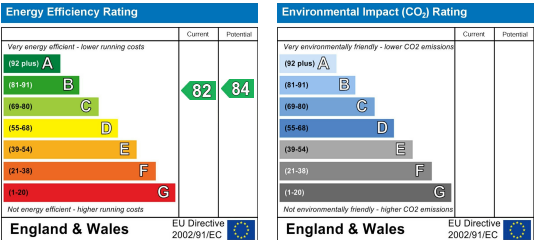
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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