HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

The Street

Leasehold
Tax Band: B

Rayne, Braintree, CM77 6RU

Guide Price £220,000

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Benefiting from a LONG LEASE and a RECENTLY FITTED kitchen, OPEN PLAN dual aspect living area plus an EN-SUITE to the master bedroom is this IMMACULATELY PRESENTED two bedroom top floor apartment. Offering ALLOCATED PARKING for one vehicle and ideally situated within the sought after village of Rayne, just 2.4 miles to Braintree Station & Town Centre & in close proximity to A120/M11 & Felsted. Ideal for first time buyers & investors! Contact Rayne's local agent, Hamilton Piers to view!

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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ENTRY:
Secure entry doors to front and rear of apartment complex giving access to this property, located on the second floor.

ENTRANCE HALL:
Double glazed Sash window to rear aspect, two large storage cupboards, loft access, radiator, Amtico flooring and smooth ceiling.

LOUNGE / DINER:
15'43 x 11'36 (4.57m x 3.35m)
Open plan living area with double glazed Sash windows to front and side aspects, two radiators, carpeted flooring and smooth ceiling.

KITCHEN:
11'35 x 6'22 (3.35m x 1.83m)
Double glazed Sash window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine, wall-mounted boiler (in cupboard), Amtico flooring and smooth ceiling.

MASTER BEDROOM:
11'69 x 9'90 (3.35m x 2.74m)
Double glazed Sash window to front aspect, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:
Fully tiled and enclosed corner shower unit, low level WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

BEDROOM TWO:
11'46 max x 6'95 (3.35m max x 1.83m)
Double glazed Sash window to front aspect, radiator, carpeted flooring and smooth ceiling.

BATHROOM:
Opaque double glazed Sash window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, inset wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

EXTERIOR:

COMMUNAL GARDENS:
Frontage comprises paved pathway to main secure entry door, flanked with well maintained lawn areas with shrub borders, enclosed by cast iron fencing and giving access to rear parking area.

PARKING:
Allocated parking in a marked bay to the property rear with further visitors spaces available.

AGENTS NOTES:
Council Tax Band: B

Leasehold Details:

Service Charge: Approx £175 per calendar month
Ground Rent: £125 per annum
No. Of Years Remaining On Lease: 185 (199 years from 1st Jan 2009)

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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.