



## Foundry Way

Rayne, Braintree, CM77 6AF

Leasehold  
Tax Band:

**Offers In Excess Of £220,000**



Boasting NO ONWARD CHAIN and offering an EN-SUITE plus main bathroom, 15' lounge/diner & MODERN kitchen plus ALLOCATED parking is this two bedroom FIRST FLOOR apartment. Benefiting from secure entry shared with only one other property & situated within the highly regarded village of Rayne, just 2.4 miles to Braintree Town Centre/Station & within close proximity to the A120/M11, Felsted & Chelmsford.



## Foundry Way, Rayne, Braintree, CM77 6AF

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

### ENTRY:

Main entry shared with just one other apartment. Stairs leading to first floor entrance door.

### ENTRANCE HALL:

Double glazed Sash window to rear aspect, airing cupboard, large storage cupboard, radiator, carpeted flooring.

### LOUNGE/DINER:

15'51 x 11'31 (4.57m x 3.35m)

Double glazed Sash window to front aspect, radiator, carpeted flooring. Open to kitchen.

### KITCHEN:

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 over, integrated fridge/freezer and dishwasher, space for washing machine, vinyl flooring.

### BEDROOM ONE:

10'93 x 9'75 (3.05m x 2.74m)

Double glazed Sash window to front aspect, built-in wardrobes, radiator, carpeted flooring.

### EN-SUITE:

Enclosed, fully tiled shower, low level WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, vinyl flooring.

### BEDROOM TWO:

11'68 max x 6'93 (3.35m max x 1.83m)

Double glazed Sash window to front aspect, radiator, carpeted flooring.

### BATHROOM:

Opaque double glazed Sash window to rear aspect, panelled bath with central mixer tap and shower

attachment, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, heated towel rail, vinyl flooring.

### EXTERIOR:

### PARKING:

Allocated parking in marked bay for one vehicle. Visitors space and further on-street parking available.

### AGENTS NOTES:

This property is a leasehold.

Ground Rent: Current calculations approx £130 per annum  
Service Charge: Current calculations approx £1520 per annum

No. of Years Remaining on Lease: Built in 2009 with 199 year lease. 186 years remaining to date.

For further information regarding this property, please call Sole Agents Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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