



## The Street

Rayne, Braintree, CM77 6RU

**Guide Price £200,000**

Leasehold  
Tax Band: B



Boasting NO ONWARD CHAIN and offering a spacious 22' OPEN PLAN living space with MODERN kitchen and EN-SUITE to master bedroom is this well-proportioned two DOUBLE bedroom first floor apartment. Situated in the sought after village of Rayne, just 2.4 miles to Braintree Station & Town Centre with all local amenities within a short walk. Ideal for first time buyers and investors!



# The Street, Rayne, Braintree, CM77 6RU

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

## GROUND FLOOR:

Secure entry into reception hall with stairs leading to this property on the first floor:

## ENTRANCE HALL:

Airing cupboard, radiator, carpeted flooring and smooth ceiling.

## LOUNGE / DINER:

15'4 x 11'3 (4.67m x 3.43m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling. Open to kitchen.

## KITCHEN:

11'3 x 6'3 (3.43m x 1.91m)

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces incorporating sink with central mixer tap and drainer, built-in oven with gas hob and extractor over, integrated fridge/freezer and dishwasher, space for washing machine.

## MASTER BEDROOM:

11'7 x 9'11 (3.53m x 3.02m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

## EN-SUITE:

Enclosed shower unit, fully tiled, low level WC, inset wash hand basin, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling.

## BEDROOM TWO:

11'7 x 6'9 (3.53m x 2.06m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

## BATHROOM:

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

## EXTERIOR:

## PARKING:

Allocated parking for one vehicle with 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.



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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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