HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Foundry Way

Rayne, Braintree, CM77 6AE

Leasehold
Tax Band:

Offers In Excess Of £220,000

2 2 1

Boasting NO ONWARD CHAIN and offering a 186 YEAR LEASE plus modern lounge/diner with JULIETTE BALCONY and EN-SUITE to master bedroom is this two bedroom GROUND FLOOR apartment. Benefiting from allocated parking with visitors spaces available, presented in IMMACULATE order throughout and set in a CUL-DE-SAC position in the sought after village of Rayne.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Main entry via secure door leading to main property entrance, phone entry system, large storage cupboard/room, radiator, carpeted flooring.

LOUNGE / DINER:
13'82 x 10'81 (3.96m x 3.05m)
Double glazed windows to front aspect, radiator, carpeted flooring and smooth ceiling. Door to Juliette balcony.

KITCHEN:
10'83 x 5'77 (3.05m x 1.52m)
Double glazed window to rear aspect, a series of matching base and wall units, edged 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), vinyl flooring and smooth ceiling.

MASTER BEDROOM:
10'43 x 9'54 (3.05m x 2.74m)
Double glazed window to front aspect, a series of built-in wardrobes, radiator, carpeted floor and smooth ceiling.

EN-SUITE:
Opaque double glazed window to rear aspect, fully tiled enclosed corner shower unit, inset wash hand basin with tiled splash backs, low level WC, shaver point, extractor fan, heated towel rail, vinyl flooring and smooth ceiling.

BEDROOM TWO:
10'01 x 8'17 (3.07m x 2.44m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

BATHROOM:
Opaque double glazed 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, vinyl flooring and smooth ceiling.

EXTERIOR:

PARKING:
Allocated parking for one vehicle with further visitors spaces available.

AGENTS NOTES:
Leasehold Information:

No. of Years Remaining on Lease: 186yrs (199 years from 1/1/2009)
Ground Rent: £125 per annum
Service Charge: £133.43 ppm
Council Tax Band B.

For further information regarding this property, please contact Sole Agents, 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.