



52A Carrington Way, Bocking, Braintree,
Essex, CM7 5LY

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Offers in Excess of: £220,000
Leasehold with
Share of Freehold



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Situated in the popular village of Bocking is this spacious two-bedroom, first floor maisonette. A private entrance leads to a hallway, living room, separate kitchen, family bathroom and two double bedrooms. The property further benefits from a private rear garden, off street parking and garage en-bloc. The property offers open countryside views to the rear and is being offered with 'NO ONWARD CHAIN'.

The property benefits from having a share of freehold with there being 964 years remaining on the lease, there is no ground rent payable, and the property is subject to an annual service charge of £68.79 per annum.

EPC Band C. Council Tax Band B.



2 Bedroom Maisonette

1st Floor

Private Garden

Garage & Parking

Countryside Views

No Onward Chain

Potential Rental Income £900 PCM

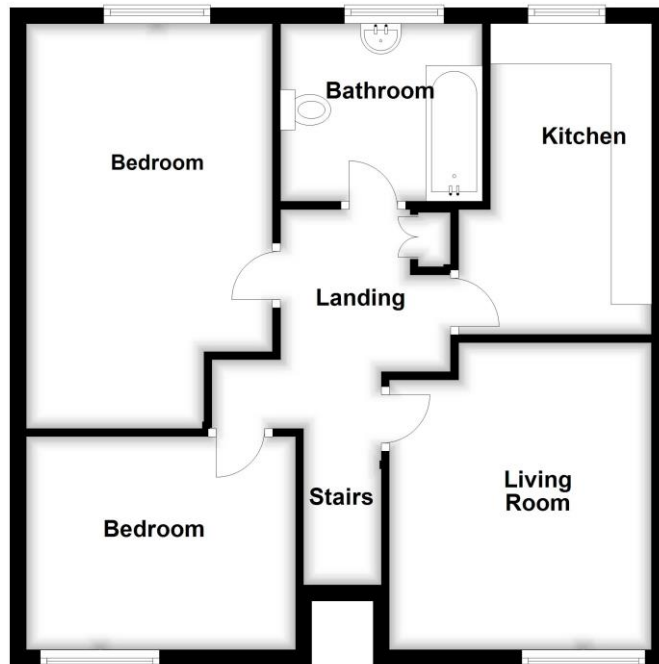
EPC Band C

Council Tax Band B

ADDITIONAL INFORMATION

The former village of Bocking is an area of Braintree that stands on the bank of the Blackwater River. Providing a church, village hall, social club with restaurant and the Bocking Church School, it has much to offer, plus regular bus services run to Braintree town centre for additional schooling, shopping and leisure facilities. Trains run from Braintree directly into London Liverpool Street and Stansted Airport is approximately 20 minutes' drive away.

First Floor



Hallway 6'9" x 6'6" (2.06m x 1.98m)

Living Room 10'5" x 17'4" (3.18m x 5.28m)

Kitchen 12'6" x 7'5" (3.8m x 2.26m)

Bedroom 1 9'1" x 14'x5 (2.77m x 4.27mx5)

Bedroom 2 9'4" x 13'5" (2.84m x 4.1m)

Bathroom 8'6" x 5'5" (2.6m x 1.65m)

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £36 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

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