



- Two bedroom apartment
- Ground floor
- Private balcony
- Allocated parking
- Spacious living accommodation
- En suite to master
- Two double bedrooms
- Village of Rayne
- Easy access to Braintree town centre
- Small development

**5 Foundry Way, Rayne, Braintree, Essex.
CM77 6AE.**

Forming part of this modern development within the frequently requested village of Rayne, is this well presented and deceptively spacious two bedroom ground floor apartment. The property comes to the market in good decorative order, offering an ideal purchase for both first time buyers & buy to let investors alike. The internal accommodation comprises entrance hall with telephone intercom system, spacious lounge/diner which provides access to a sizeable balcony, separate kitchen with fitted appliances, two double bedrooms with an En suite to the master, and of course the family bathroom. Externally, the property also has the added benefit of allocated parking. New to the market, early internal viewing is strongly advised.....



Property Details.

Ground Floor

Hallway

Smooth ceiling, radiator, entrance door, large storage cupboard.

Living Room



20' 0" x 11' 1" (6.10m x 3.38m)
Smooth Ceiling, radiator, windows to front & rear, door to balcony, television & telephone point

Kitchen



9' 4" x 10' 0" (2.84m x 3.05m)
Smooth ceiling, radiator, window to rear, range of base and eye level units with roll edge work surface over, inset sink with drainer unit & mixer tap integrated oven & hob with extractor over, washing machine, dishwasher, fridge freezer.

Property Details.

Bedroom One



12' 4" x 9' 6" (3.76m x 2.90m)
Smooth ceiling radiator, window to front, fitted wardrobes.

Bedroom Two



8' 0" x 9' 6" (2.44m x 2.90m)
Smooth ceiling, radiator, window to front.

EnSuite



Smooth ceiling, heated towel rail, low-level WC, vanity, wash hand basin, extractor fan, shower cubicle which is fully tiled, part tiled walls

Bathroom



Smooth ceiling, heated towel rail, opaque window to rear, low-level WC, wash hand basin, extractor fan, paneled bath, part tiled walls.

Parking

There is one allocated parking space

Property Details.

Floorplans

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.