

202 Newland Court, Newland Street, Witham, CM8 1AL



Leasehold

Guide Price

£100,000

to

£110,000

Subject to contract

- 1 bedroom
- 1 reception room
- 1 shower room





This one bedroom top floor retirement apartment is situated within a short walk of local amenities and is offered to the market with no onward chain.

# Some details

## General information

Set within walking distance of local amenities and coming to the market with the benefit of no onward chain is this one bedroom top floor retirement apartment.

The accommodation comprises of a front door leading through to an entrance hall which gives access to all accommodation and a storage cupboard. The modern shower room measures 9' by 6' with a shower cubicle, wash hand basin and a low level W.C. The entrance hall gives further access to the bedroom which measures 14' 11" by 9' 5" with a window to the front aspect and a built in wardrobe. The lounge measures 16' by 10' 4" with a window to the front aspect and an entrance into the kitchen which measures 7' 10" by 7' 8" and has a range of eye and base level units inset to worktop surfaces, four ring electric hob with oven beneath, sink and drainer and space for appliances.

## Entrance hall

### Lounge

16' x 10' 4" (4.88m x 3.15m)

### Kitchen

7' 10" x 7' 8" (2.39m x 2.34m)

### Bedroom

14' 11" x 9' 5" (4.55m x 2.87m)

### Shower room

9' x 6' (2.74m x 1.83m)

## The outside

The property is approached via communal entrance door which in turn gives access to the communal lounge and a number of facilities within the complex including a laundry room, hairdressers and lift to all floors. Externally the development offers communal parking and well kept and established communal gardens. The building is managed with a building manager on site certain weekday days. There is also a guest room which can be reserved for visitors.

## Where?

A short walk away is Witham's main High Street with its local shops, amenities and supermarkets. For the commuter Witham's mainline railway station is within walking distance with its direct route to London Liverpool Street and a short drive to the A12 trunk road with its links to London and the Coast. Witham offers primary/secondary schoolings, various recreational facilities including the Benton Park Golf Course and Country Club with stunning 18 hole course and country club facilities.

## Important information

Council Tax Band - A

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Leasehold

EPC rating - C

## Important information

Any intending viewers or purchasers are advised of the following: An EWS1 form ( External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure. the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance .We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

## Directions

From the Witham office proceed along Newland Street in the direction of Chelmsford and the apartments can be found just after the Zebra crossing on the right hand side.

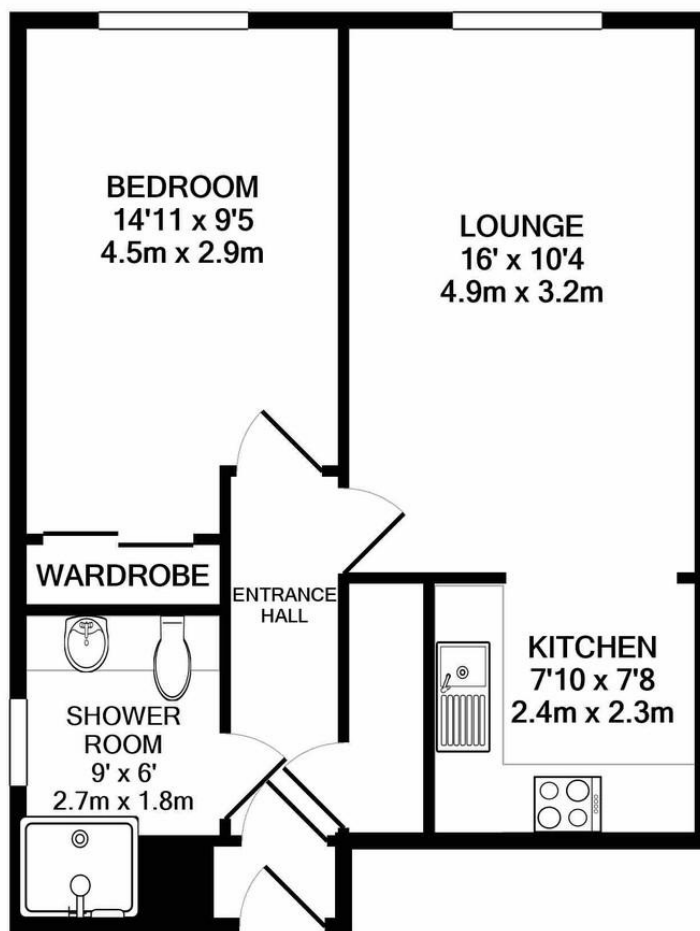
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

To make an appointment to view this property please call us on 01376 516 464.



TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.1 SQ.M.)

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To find out more or book a viewing

**01376 516 464**

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