

8 Icen House, Newland Street, Witham, CM8 2FS



Leasehold

Offers In Excess Of

£140,000

Subject to contract

No onward chain

- 1 bedroom
- 1 reception room
- 1 bathroom



Coming to the market with the benefit of no onward chain is this one bedroom first floor apartment. Icen House is located within walking distance of Witham's mainline railway station and town centre.

Some details

General information

Coming to the market with the benefit of no onward chain is this one bedroom first floor apartment. Icen House is located within walking distance of Witham's mainline railway station and town centre and benefits from open plan living, double bedroom and a modern bathroom.

Accommodation comprises a front door leading through to an entrance hall which in turn gives access to all accommodation. The modern bathroom has a panel enclosed bath with shower over, wash hand basin and a W.C. The bedroom has a window to the rear and measures 11'4 by 9'2. The open plan living measures 18' 11 by 14' 11 at its maximum and has two windows to the rear aspect. The kitchen is fitted with a range of eye and base level units inset to worktop surfaces, integrated washer/dryer and fridge/freezer, sink and drainer and electric hob with oven beneath and extractor fan over.

Entrance hall

Open plan living

18' 11" x 14' 11" (5.77m x 4.55m) maximum

Bedroom

11' 4" x 9' 2" (3.45m x 2.79m)

Bathroom

7' 2" x 5' 6" (2.18m x 1.68m)

Where?

Witham has a busy High Street complemented by a choice of supermarkets, banks, shops, bars and restaurants as well as a choice of schools and the recreational facilities offered at the Witham Leisure Centre and Benton Hall Golf & Country Club. The town's railway station serves London's Liverpool Street Station, the journey taking some 45 minutes. In addition the town is by-passed by the A12 trunk road, providing access to the excellent Grammar and other schools in Colchester and Chelmsford. To the north there is access to the A120 trunk road which is dualled west of Braintree, significantly reducing the travel time to Stansted Airport and the M11 motorway.

Important information

Council Tax Band - A

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

Tenure - Leasehold

Remaining lease length - 118 years

Ground rent - £451.88 per annum

Service charge - £560.20 per annum

EPC rating - C

Agents note

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

Proceed through Newland Street in the direction of Colchester, proceed through three sets of traffic lights and the development can be found on the left hand side.

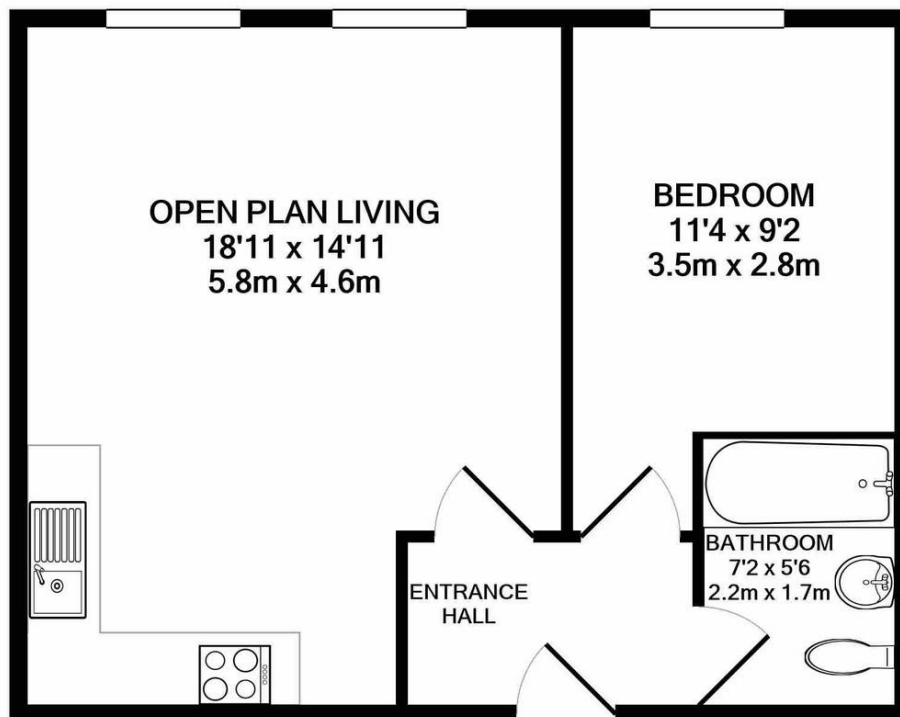
Further information

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 456 SQ.FT. (42.4 SQ.M.)

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To find out more or book a viewing

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