

7 Moorfield Court, Newland Street, Witham, CM8 1AE



Leasehold

£140,000

Subject to contract
No onward chain

- 1 bedroom
- 1 reception room
- 1 bathroom



This one bedroom ground floor retirement apartment is set in the sought after development of Moorfield Court and benefits from a personal door leading out to the communal gardens.

Some details

General information

Set in the sought after retirement complex of Moorfield Court and coming to the market with the benefit of no onward chain is this one bedroom ground floor apartment. The property benefits from one bedroom, lounge/diner, shower room, kitchen and a door leading out to the communal gardens.

Accommodation comprises a front door leading through to an entrance hall which gives access to all accommodation and a good size storage cupboard. The lounge/diner measures 19'9" by 10'8" at its maximum and features French doors leading through to the kitchen, window to the rear aspect and a door leading out to the communal gardens. The kitchen features a range of eye and base level units inset to worktop surfaces, sink and drainer, eye level electric oven and hob, space for appliances and a window to the rear aspect. The bedroom measures 15'8" by 9'1" and features a window to the rear aspect and built in wardrobes. The shower room comprises a double shower cubicle, low level W.C and wash hand basin.

Entrance hall

Lounge/diner

19' 9" x 10' 8" (6.02m x 3.25m)

Kitchen

7' 7" x 4' 7" (2.31m x 1.4m)

Bedroom

15' 8" x 9' 8" (4.78m x 2.95m)

Shower room

6' 8" x 5' 5" (2.03m x 1.65m)

The outside

Externally the property is approached via a communal entrance door with secure entry system and there are well maintained and established communal grounds which can be accessed from a door in the lounge with a private patio area. There is visitor parking available and the apartments benefit from the use of a laundry room and social lounge.

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 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 - B

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

Tenure - Leasehold

Remaining lease length -

Ground rent - £522.58 per annum

Service charge - £2,412.60 per annum

EPC rating - C

Our ref - MS

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

From Witham town centre proceed towards Chelmsford on Newland Street, over the mini roundabout and turning left into Moorfield Court.

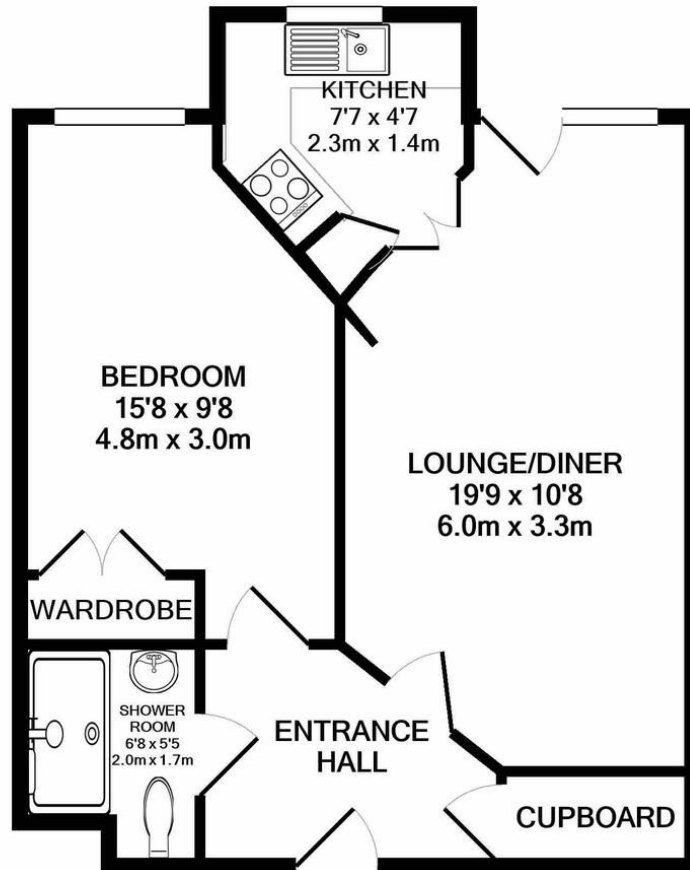
Further information

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 480 SQ.FT. (44.6 SQ.M.)

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To find out more or book a viewing

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