

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



Leasehold
£90,000

Subject to contract
No onward chain

- 1 bedrooms
- 1 reception room
- 1 bathroom



Situated in the Moorfield Court development is this one bedroom first floor apartment for the over 55's. The property is conveniently located being within walking distance of the town centre and mainline railway station.

Some details

General information

A one bedroom first floor retirement apartment situated in the popular Moorfield Court being within a short walk of the town centre and benefits from communal gardens and parking and is being offered to the market with no onward chain.

In brief accommodation comprises an entrance door leading into the hallway where there is a large storage cupboard and doors to all accommodation. The bathroom benefits from a large fitted cupboard and a three piece suite comprising panel enclosed bath, W.C and wash hand basin. The good size lounge/diner has a double glazed window to the rear aspect overlooking the communal gardens and double doors leading into the kitchen which has a double glazed window to the side aspect, one bowl stainless steel sink and drainer inset to worktop surfaces, recently fitted oven and four ring ceramic hob, matching eye and base level units incorporating cupboards and drawers. The bedroom measures 17' 7" by 8' 9" and benefits from fitted wardrobes and a double glazed window overlooking the communal gardens.

Lounge/diner

20' 8" x 14' (6.3m x 4.27m)

Kitchen

8' 7" x 7' 8" (2.62m x 2.34m)

Bedroom

17' 7" x 8' 9" (5.36m x 2.67m)

Bathroom

9' 2" x 6' 10" (2.79m x 2.08m)

The outside

There are well maintained and established communal grounds as well as visitor parking available. 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 - C

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

Tenure - Leasehold

EPC rating - B

Our ref - ALL

Lease details - Subject to confirmation from the management company, these charges are for the current year and maybe subject to change.

Remaining lease length - 100 years

Ground rent - £522.58 per annum

Service charge - £2,358.14

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.

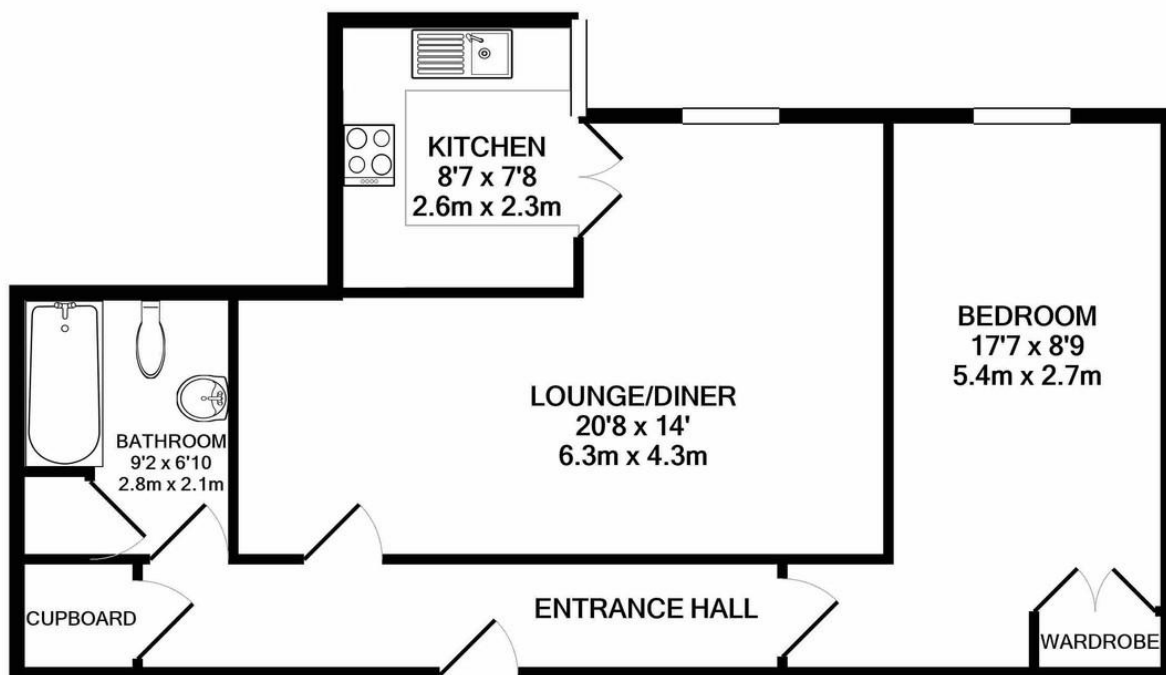
Further information

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 607 SQ.FT. (56.4 SQ.M.)

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To find out more or book a viewing

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