

24 Wickham Road, Witham, CM8 1EA



Leasehold

£189,995

Subject to contract
No onward chain

2 bedrooms
1 reception room
1 bathroom



This two bedroom ground floor apartment is coming to the market with the benefit of no onward chain.

Some details

General information

Situated within walking distance of Witham town centre and with good access to the A12 is this two bedroom ground floor apartment. The property benefits from two double bedrooms, good size lounge, communal gardens and allocated parking. The property is coming to the market with the added benefit of no onward chain.

Accommodation comprises a front door which leads through to the entrance hall which gives access to all accommodation and a storage cupboard. The good size lounge measures 14' 11" by 13' 4" with a window to the front aspect and a feature fireplace with electric fire. The kitchen features a window to the side aspect and benefits from a range of eye and base level units inset to worktop surfaces, sink and drainer, built in appliances and space for an electric oven. The bathroom features a panel bath with shower over, low level W.C and wash hand basin with a window to the side aspect. The two bedrooms are located to the rear of the property with bedroom two measuring 10' by 7' 5" with a built in wardrobe whilst the master bedroom measures 11' 3" by 10' 1" with a window to the rear and a further built in wardrobe.

Entrance hall

Lounge

14' 11" x 13' 4" (4.55m x 4.06m)

Kitchen

10' x 6' 1" (3.05m x 1.85m)

Bedroom one

11' 3" x 10' 1" (3.43m x 3.07m)

Bedroom two

10' x 7' 5" (3.05m x 2.26m)

Bathroom

6' 6" x 5' (1.98m x 1.52m)

The outside

Externally the property is approached via a communal entrance door with secure buzzer entry. To the rear there is a communal garden which is laid to lawn. The property benefits from an allocated parking space.

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 - B

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

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

Tenure - Leasehold

Remaining lease length - 89 years

Ground rent - £100 per annum

Service charge - £1500 per annum

EPC - D

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 the Witham office proceed down Newland Street heading towards Chelmsford A12, proceed over two sets of traffic lights, just over the mini roundabout Wickham Road can be found on the left hand side.

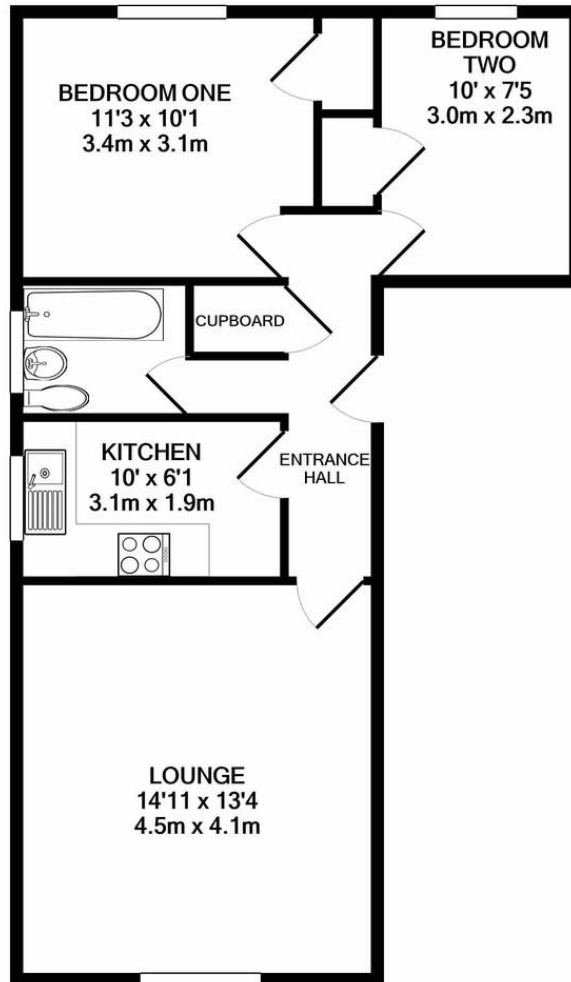
Further information

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 562 SQ.FT. (52.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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To find out more or book a viewing

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Consumer Protection Regulations 2008

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