

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



Leasehold

£200,000

Subject to contract

**Short walk of town
centre**

2 bedrooms
1 reception room
1 bathroom



Situated within walking distance of Witham's town centre is this rarely available two bedroom first floor apartment for the over 55's.

Some details

General information

Situated within walking distance of Witham's town centre is this rarely available two bedroom first floor apartment for the over 55's. Located on the popular Moorfield Court development the property has the added benefit of being presented to the market with no onward chain.

In brief, accommodation comprises an entrance door leading to an entrance hall which gives access to all accommodation, a good size storage cupboard and a separate airing cupboard. Bedroom two measures 14'3 by 6'10 and features a window to the side aspect whilst bedroom one measures 15'10 by 15'5 at its maximum with a window to the rear and fitted wardrobes. The shower room features a shower cubicle, low level W.C and a wash hand basin. The good size lounge measures 19'10 by 15'8 at its maximum and features windows to the side and rear aspect, feature electric fireplace and French doors leading to the kitchen. The modern fitted features a range of eye and base level units inset to worktop surfaces, electric hob with extractor above, sink and drainer, built in dishwasher and a window to the rear aspect. The property benefits from expansive views over the communal gardens and River Walk, notable from the dual aspect windows in the lounge.

Lounge/diner

19' 10" max. x 15' 8" (6.05m x 4.78m)

Kitchen

8' 11" x 5' 8" (2.72m x 1.73m)

Bedroom one

15' 10" into wardrobe x 15' 5" (4.83m x 4.7m)

Bedroom two

14' 3" x 6' 10" (4.34m x 2.08m)

Shower room

7' 1" x 5' 10" (2.16m x 1.78m)

The outside

Moorfield Court benefits from a communal laundry room and residents lounge along with a house manager who can be contacted during the day. Outside of the house managers working hours there is a 24 hour emergency care line system with emergency help pull cords located throughout the apartment. There is also a guest suite available for short term stays whilst visiting people in the building.

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 - LH

Lease details - Subject to confirmation from the management company.

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.

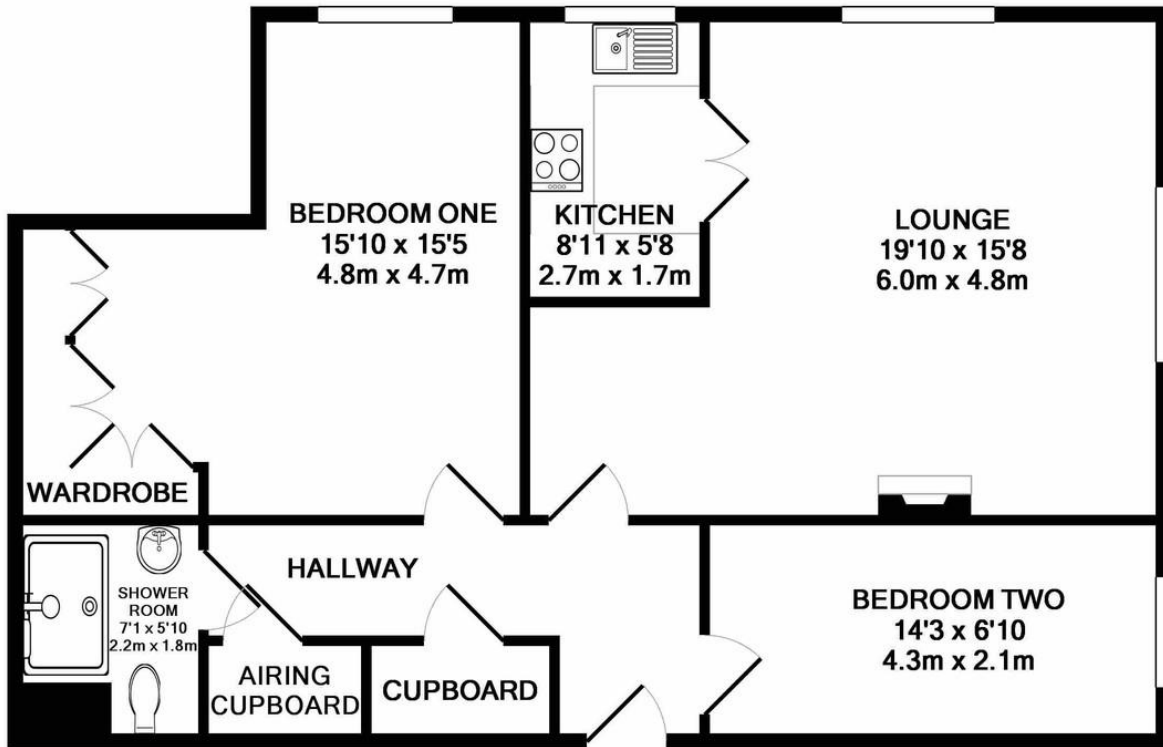
Further information

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 749 SQ.FT. (69.6 SQ.M.)

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To find out more or book a viewing

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