

56 Foster Court, Witham, CM8 2TQ



Leasehold

**£110,000**

Subject to contract

No onward chain

- 1 bedroom
- 1 reception room
- 1 bathroom





Offered for sale with no onward chain is this one bedroom second floor apartment available to the over 55's. The property is located within a short walk of the town centre and also walking distance of the mainline railway station.

## Some details

### General information

Offered for sale with no onward chain is this one bedroom second floor apartment available to the over 55's. The property has a good size bay window with views up The Avenue and is located within a short walk of the town centre and also walking distance of the mainline railway station.

In brief, accommodation comprises communal entrance hall with lift and stairs providing access to the second floor. The apartment has a good size entrance hall with access to all accommodation which includes the spacious lounge with double glazed bay window to the front aspect with views up The Avenue and access into the kitchen. The modern kitchen has a one bowl stainless steel sink inset to roll edge worksurface with a range of wall and base units, integrated cooker with electric hob, space for fridge freezer and plumbing for washing machine/dishwasher. The good size bedroom has a double glazed window to the front aspect and a built in wardrobe. The shower room has a corner shower cubicle with electric shower, wash hand basin and a W.C.

### Lounge/diner

14' 11" x 10' 7" (4.55m x 3.23m)

### Kitchen

7' 3" x 5' 6" (2.21m x 1.68m)

### Bedroom

14' 7" x 8' 8" (4.44m x 2.64m)

### Shower room

6' 8" x 5' 4" (2.03m x 1.63m)

### Outside

The complex is set back from the road and to the front of the retirement complex is a communal parking area with established trees and lawns. Surrounding the property are well stocked communal gardens consisting of lawns. At the rear of the residents lounge and conservatory there is an attractive sun terrace with established flower and shrub border surround and pergola walk way.

### Location

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.

Tenure - Leasehold

EPC rating - tbc

Our ref -

Lease details - Subject to confirmation from the management company.

### Directions

From the Witham office proceed down Newland Street in the direction of Colchester, proceed through two sets of traffic lights and at the next set turn right into The Grove, Foster Court can be found on the left hand side.

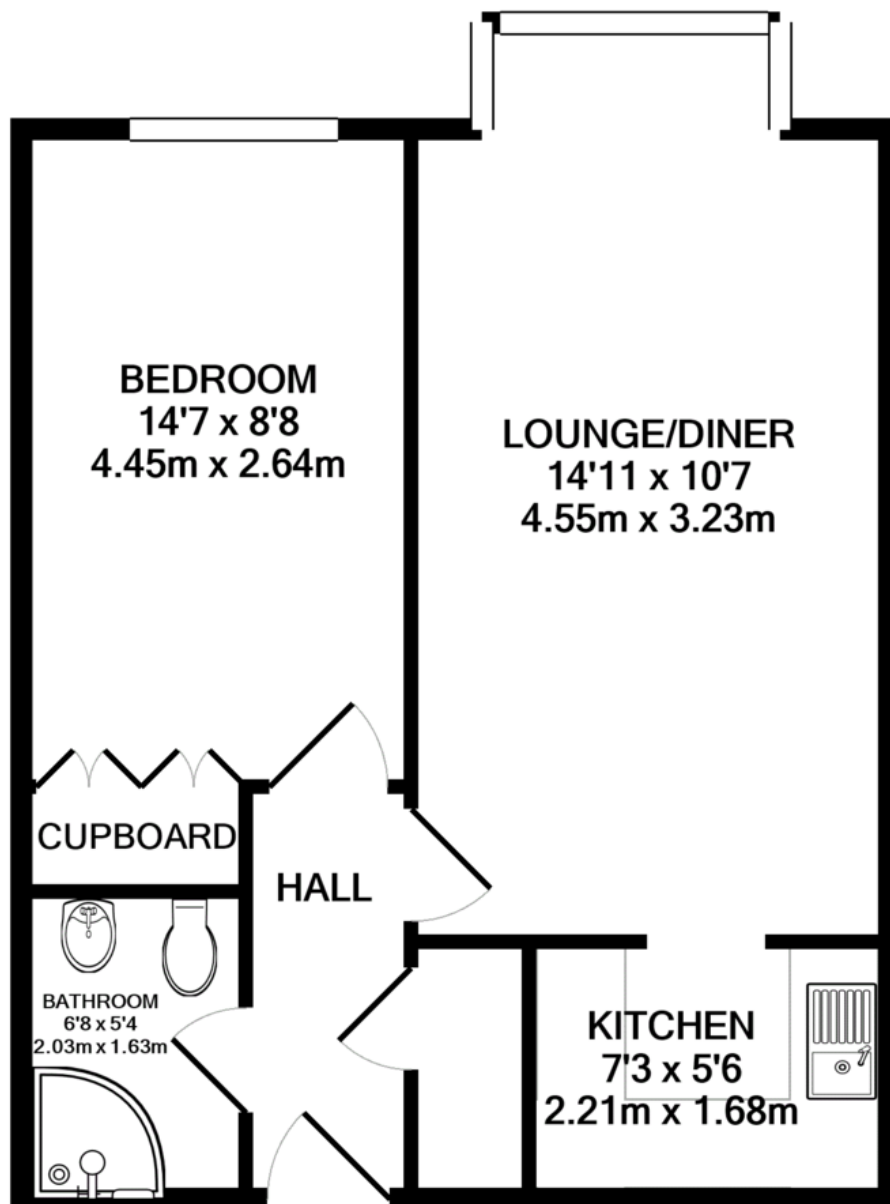
### Further information

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.



To find out more or book a viewing

**01376 516 464**

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