

24 Icen House, Newland Street, Witham, Essex, CM8 2FS



1 bedroom
1 reception room
1 bathroom

Leasehold
Offers in excess of
£155,000

Subject to contract
Close to town and
station



This second floor one bedroom apartment is presented in excellent condition, benefitting from modern decor throughout. The home is offered with one allocated parking space and no onward chain, located just a short drive from the A12 and a gentle stroll from the town centre and train station.

Some details

General information

Set within walking distance of Witham's mainline railway station and the High Street is this second floor one bedroom apartment. The property benefits from an open plan living space, double bedroom, modern fitted bathroom and an allocated parking space. The property is also offered to the market with the benefit of no onward chain.

Accommodation comprises a front door leading to an entrance hall which gives access to all accommodation. The open plan living measures a spacious 20'10" by 11' 6" with a window to the rear aspect. The modern fitted kitchen benefits from a range of eye and base level units inset to worktop surfaces, built in electric oven and hob with extractor over, sink and drainer and built in appliances including a fridge freezer and washing machine. The bedroom measures 16'7 by 8'3" with a window to the rear, whilst the stylish bathroom comprises panel bath with shower over, low level W.C and wash hand basin plus part tiled walls. The property also benefits from gas central heating and double glazed windows.

Open Plan Living room / Kitchen

20' 10" x 11' 6" (6.35m x 3.51m)

Bedroom

16' 5" x 8' 2" (5m x 2.49m)

Bathroom

8' 7" x 6' 11" (2.62m x 2.11m)

Outside

Externally the property is approached via a communal entry door and access is given to a parking space for one vehicle.

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 - A

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

Tenure - Leasehold

EPC rating - C

Our ref - RM

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

Proceed through Newland Street in the direction of Colchester, proceed through three sets of traffic lights and the development can be found on the left hand side.

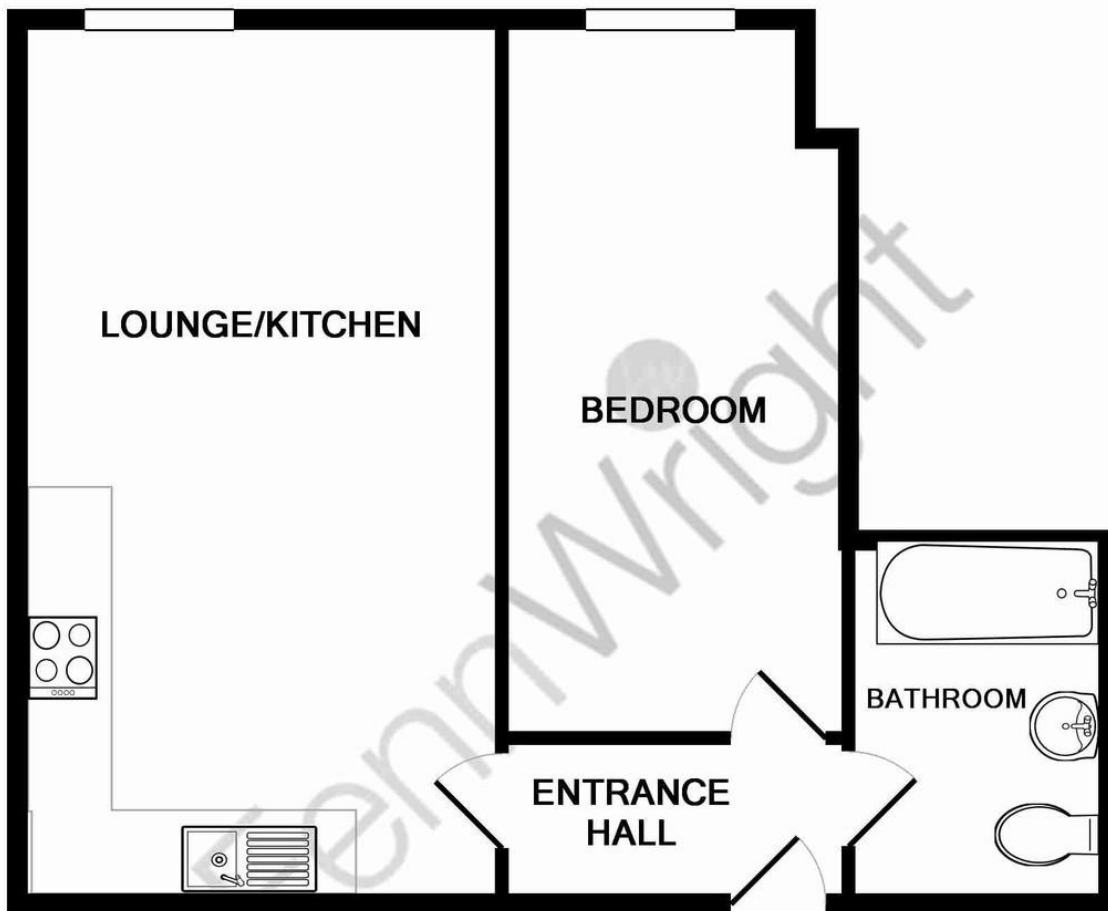
Further information

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.



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To find out more or book a viewing

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