

9 The Courtyard, Witham, Essex, CM8 2FW



2 bedrooms
1 reception room
1 bathroom

Leasehold

Guide Price

£210,000

Subject to contract

Town centre location



This well presented first floor apartment offers two good sized bedrooms with spacious room sizes throughout, located in the centre of town within walking distance of the station, offered with no onward chain.

Some details

General information

This well presented first floor apartment offers two good sized bedrooms with spacious room sizes throughout, located in the centre of town within walking distance of the station, offered with no onward chain.

You approach the property over the landscaped front gardens leading to the communal entrance hall, with its fob entry system. Stairs lead to the first floor where a private entrance leads through to the hallway, where doors lead through to all rooms, with the bedrooms set to the right, bathroom directly in front and living space to the left. The open plan kitchen / living area has windows to the front and rear, letting the light pour through. The kitchen itself has a range of wall and base units under roll edge worktop, inset stainless steel sink, integrated appliances including fridge freezer, dishwasher and washing machine. Bedroom one has a double glazed window to the side and a radiator, with Bedroom two also having the same. The bathroom has a double glazed window to the rear aspect, panel bath, W.C and a wash hand basin and built in storage cupboard.

Open Plan Kitchen / Living room

17' 8" x 14' 5" (5.38m x 4.39m)

Bedroom one

12' 1" x 11' 1" (3.68m x 3.38m)

Bedroom two

8' 2" x 7' 6" (2.49m x 2.29m)

Bathroom

8' 2" x 5' 10" (2.49m x 1.78m)

Outside

The property benefits from a communal garden area, one allocated parking space and access to a private bike shed.

Location

As previously mentioned, the property sits just off of the main High Street in Witham (Newland Street) which is complemented by a choice of nearby 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 is an approximate 8 minute walk from the property and 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 - B

Our ref - RGM

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

Ground rent - £275 per annum

Service charge - £1929.64

Remaining lease length - 121 years (125 year lease from 2018)

Agents note

****Please note all photos were taken prior to the current tenants occupation.**

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

The property can be found in a small private enclave to the rear of Fenn Wright Estate Agents office at Newland Street, Witham.

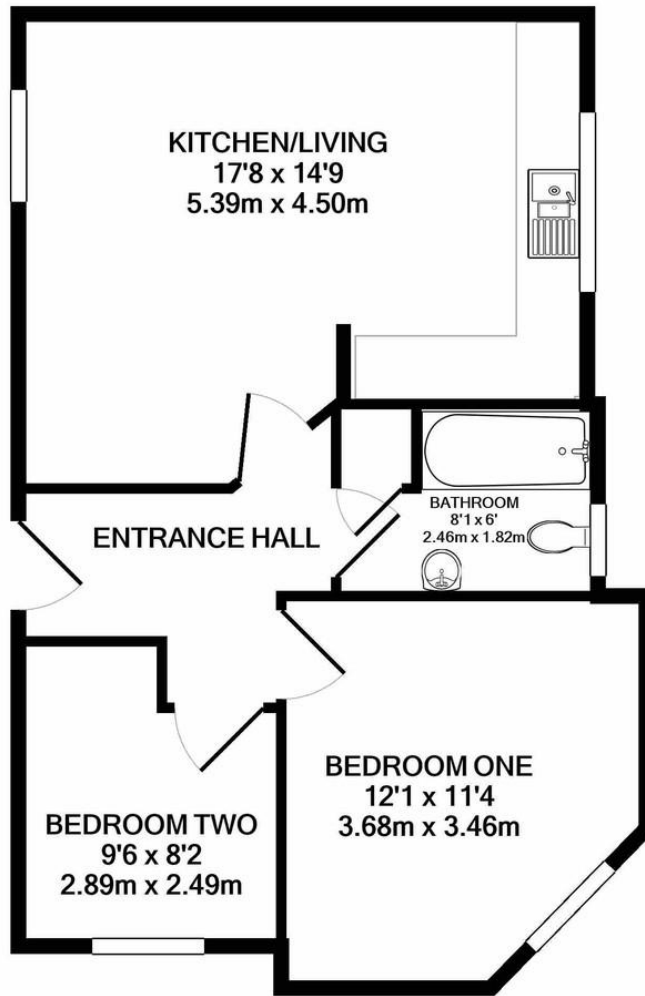
Further information

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 537 SQ.FT. (49.8 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 omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees 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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