

45 Home Bridge Court, Hatfield Rd, Witham, CM8 1GJ



2 bedrooms
1 reception room
2 bathrooms

Leasehold

Guide Price

£300,000

to

£325,000

Subject to contract



Originally converted in 2006, this two bedroom, stunning ground floor apartment has undergone a high specification conversion.

Some details

General information

Guide Price £300,000 to £325,000

Originally converted in 2006, this two bedroom, stunning ground floor apartment has undergone a high specification conversion and now offers two double bedrooms with en suite to bedroom one, open plan living, allocated parking for two vehicles and no onward chain.

The property is a beautiful conversion with a spacious entrance hall with doors giving access to all accommodation. The bathroom is finished to a high specification with vaulted ceiling, panel bath with shower over, W.C and a wash hand basin. Bedroom one has a window to the front aspect, good size storage cupboard, door to the ensuite facilities incorporating a double shower cubicle, low level W.C and a wash hand basin. Bedroom two has a window to the front aspect and is also a large double bedroom. The stunning open plan lounge/kitchen/diner is defined into three separate areas with the lounge area having two windows to the front aspect, a great size dining space which is big enough for a large table and the good size modern and well equipped kitchen has a one bowl sink inset to worksurface with a range of high gloss wall and base units with cupboards and drawers, integrated oven with a four ring electric hob and extractor above, integrated microwave, dishwasher, washing machine and fridge freezer.

Lounge/dining room

33' 8" x 12' 4" (10.26m x 3.76m)

Bedroom one

20' 9" x 9' 10" (6.32m x 3m)

Ensuite

6' 9" x 6' 9" (2.06m x 2.06m)

Bedroom two

20' 9" x 8' 10" (6.32m x 2.69m)

Bathroom

10' 4" x 5' 4" (3.15m x 1.63m)

Outside

On entering the secured area of Home Bridge Court there is two allocated parking spaces, communal gardens with ample seating areas.

Location

The property has access to the A12 which links to London and the Coast and is only a short drive away from Witham's mainline railway station with its links to London Liverpool Street with an approximate journey time of 40 minutes. Local

primary and secondary schools are within walking distance of the property along with Witham's shops, supermarkets and local amenities. Chelmsford is an approximate 10 minute drive away and benefits from numerous shopping centres, retail parks, restaurants, night life and Anglia Polytechnic University.

Important information

Council Tax Band - C

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

Tenure - Leasehold

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

Ground rent - £250 per annum

Service charge - £2050 per annum including buildings insurance

EPC rating - C

Our ref - OJG

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 from the centre of Witham in the direction of Chelmsford, continue down Newland Street over the mini roundabout through two sets of traffic lights and Home Bridge Court can be found on the right hand side.

Further information

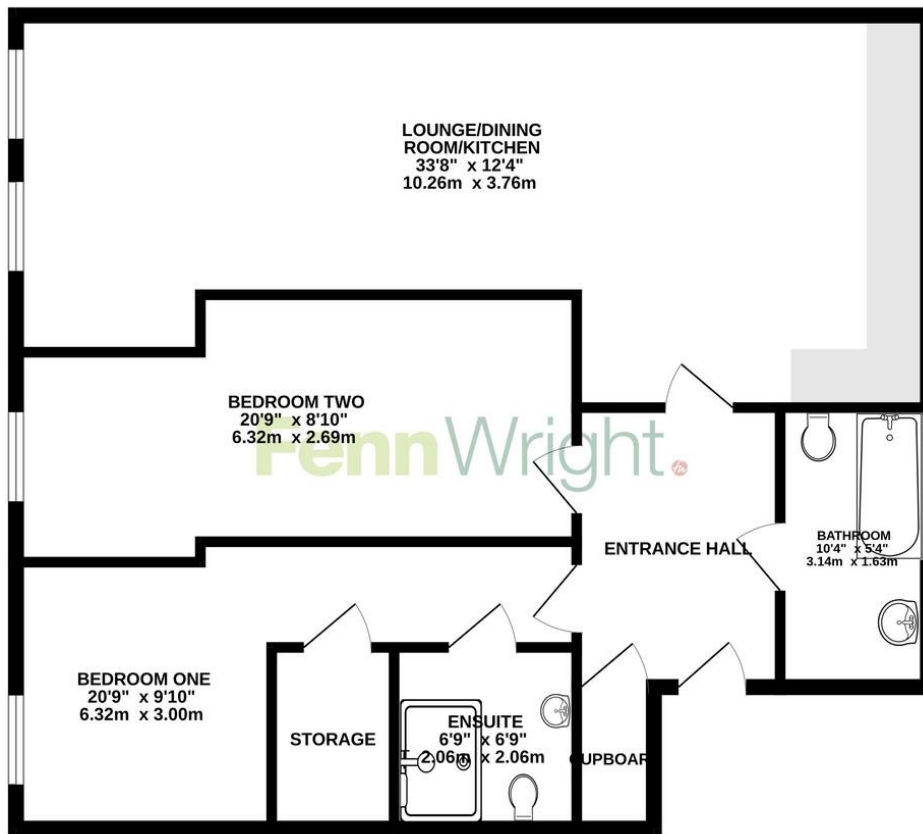
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01376 516 464.

GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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