



Holst Avenue
Witham CM8 1SX

£199,500 Leasehold

MaxwellBrown

Independent Property Agents

NO ONWARD CHAIN A well presented, modern second floor flat with two bedrooms, bathroom, ensuite and an open plan kitchen/living area along with gas central heating, double glazing and allocated parking. EPC Rating C. Witham is a small town situated off the A12 between Colchester and Chelmsford, it offers a good range of shops and amenities and is ideal for a base to commute into London (45 mins to Liverpool Street). Ideal first or buy to let investment, with an achievable rent in the region of £1000 pcm. Viewing is strongly advised.



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Communal hall, stairs and landing.

Door to:

Entrance hall:

With entry 'phone, radiator, access to loft which is boarded with light, built-in storage cupboard, airing cupboard housing hot water tank with immersion heater. Door to:-

Bedroom 1:

Sealed unit double glazed window to front, radiator, TV aerial socket, TV socket, built-in over-bed cupboards, door to:

En suite:

Fitted with a white suite of low level WC, hand wash basin with cupboard under in vanity unit, double shower cabinet with thermostatic shower and sliding glass door, extractor fan, inset spotlights, radiator, vinyl flooring.

Bathroom:

Fitted with a white suite of low level WC, wash basin with cupboard under in vanity unit, panelled bath, tiled splashbacks, extractor fan, inset spotlights, radiator, vinyl flooring. sealed unit double glazed window to rear.

Bedroom 2:

Sealed unit double glazed window to front, radiator.

Open plan living room / kitchen:

Sealed unit double glazed window to front, two radiators, TV aerial socket.

Kitchen area: Fitted with a range of light oak fronted units with stone effect worktops and upstands, inset single drainer stainless steel sink in unit with cupboards, space and plumbing for automatic washing machine, base units with cupboards and drawers, Whirlpool oven, hob and extractor hood, stainless steel splashbacks, eye

level units, Ideal ICOS gas condensing boiler supplying hot water and central heating, sealed unit double glazed window to side and rear.

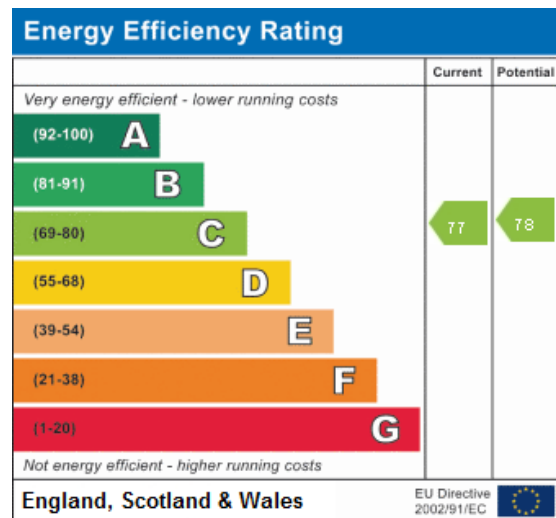
Outside:

There is one allocated parking space, cycle and bin store.

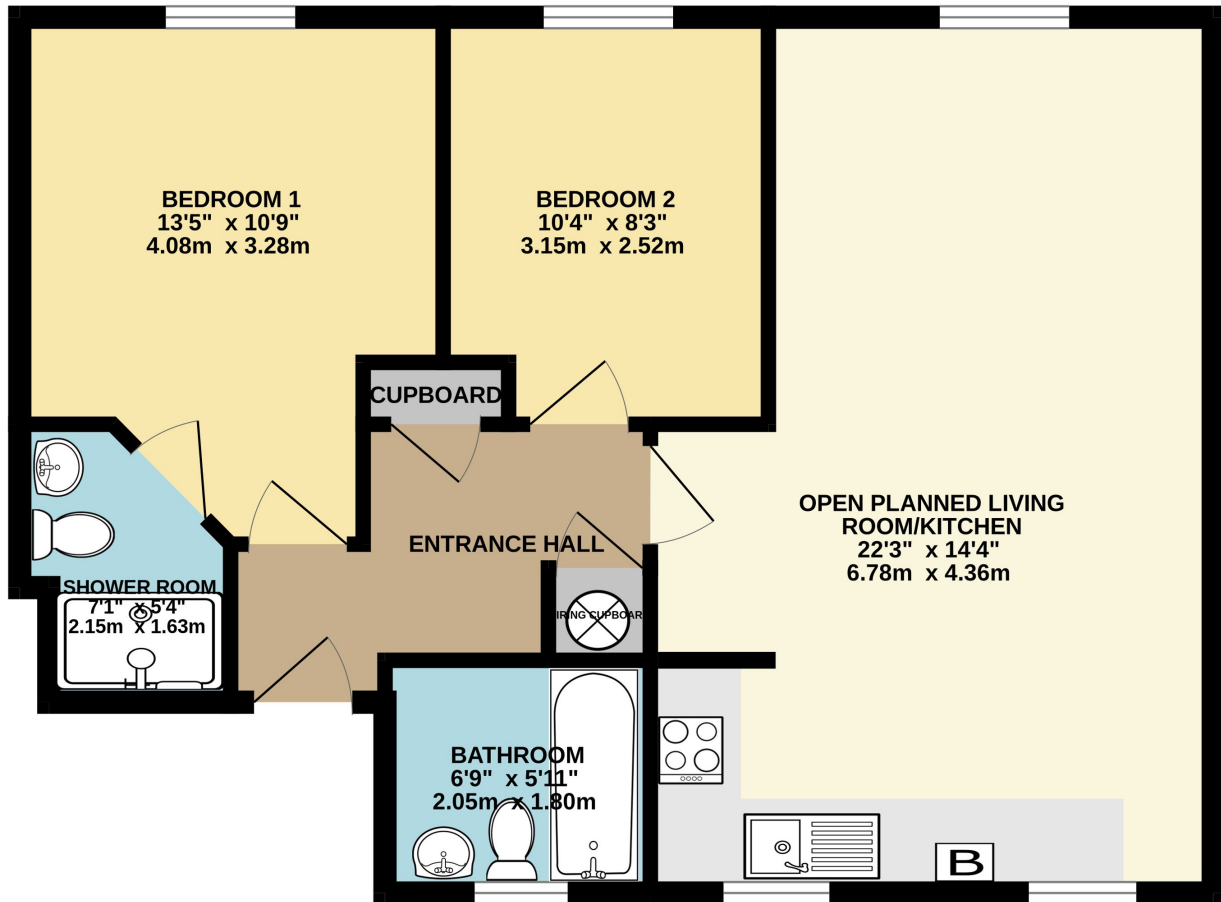
Agents note:

The property was built in 2007 with an original 125 year lease therefore 109 years remain. There is a management fee payable twice yearly currently of £752.01 and £200 per annum ground rent.

This property would be ideal as a buy to let property, with an achievable rent in the region of £1000 per calendar month.



GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

