



7 ICENI HOUSE, NEWLAND STREET,

WITHAM, ESSEX, CM8 2FS

NP NICHOLAS
PERCIVAL

7 Icen House is a well-appointed first floor apartment, with an open-plan modern living area with a fitted contemporary kitchen. There is one allocated parking space, set behind a secure entry barrier.

No Onward Chain.

Tenure Leasehold | Length of Lease 125 years from 2014

Management Service Charge £729 pa | Ground Rent Charge £451 pa

Gas Central Heating | EPC C | Council Tax Band A



Property

Access to the communal entrance hall is via a secure telecom entry system, upon ascending the stairs to the first floor, Flat 7 is located at the front of the development. Internally the apartment comprises; open plan kitchen/living/dining room with a dual aspect. The kitchen area encompasses a range of matching base and wall mounted units, a laminate roll top work surface with stainless steel sink and drainer, an integrated fridge/freezer, washer/dryer, electric oven and hob with extractor hood. The bedroom, like the living room benefits from a sash style window. The internal accommodation concludes with a 3 piece bathroom. Externally

there is one allocated parking space located to the front of the development.

Situation

The property is located a short walk from Witham's vibrant high street with a range of independent retailers and eateries. Also within walking distance is the mainline railway station providing direct access to Liverpool Street Station in around 45 minutes. The Maltings Academy was rated as 'Outstanding' at the latest Ofsted report. Further afield are the cities of Colchester and Chelmsford, both of which offer all the leisure, recreational and entertainment attractions expected of major regional centres.

Agents Notes

Management Service Charge Applies - £729 pa

Ground Rent - £451 pa

Tenure Leasehold | Length of Lease 125 years from 2014 (116 years remaining on lease).

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts

to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



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. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty leasehold with vacant possession upon completion. **LOCAL AUTHORITY:** Braintree District Council, **COUNCIL TAX:** Band A. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

First Floor Flat, Icen House, Witham

Illustration for identification purposes only. Measurements are approximate and not to scale.



TOTAL APPROXIMATE FLOOR AREA :
465.5 sq ft (43.23 sq mt)

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