

38 Moorfield Court, Newland Street, Witham, CM8 1AE



**Leasehold**

Guide Price

**£177,500**

Subject to contract

2 bedrooms  
1 reception room  
1 bathroom



This two bedroom well presented first floor flat for the over 60's in the popular Moorfield Court situated within a short walk of Witham's town centre.

# Some details

## General information

This two bedroom well presented first floor flat for the over 55's in the popular Moorfield Court situated within a short walk of Witham's town centre. The property benefits from two good sized bedrooms, a dual aspect lounge, kitchen, bathroom and views across the communal gardens and river walk. The property is offered to the market with the added benefit of no onward chain.

Accommodation comprises, entrance door from communal hallway leading into the hall where doors give access to all accommodation and two storage cupboards. The dual aspect living room has windows to the side and rear aspect overlooking the communal gardens and benefits from a feature fireplace. The kitchen is fitted with a range of wall and base level units incorporating cupboards and drawers, a one bowl stainless steel sink and drainer unit inset into worktop surfaces, an integrated oven and four ring electric hob with extractor hood above. Bedroom one has a window to the rear aspect whilst bedroom two measures 14' by 7'9 with a window to the rear aspect. The accommodation concludes with a bathroom comprising panel enclosed bath with shower over, low level W.C and wash hand basin.

## Entrance hall

### Lounge

16' x 12' 4" (4.88m x 3.76m)

### Kitchen

9' 3" x 5' 7" (2.82m x 1.7m)

### Bedroom one

13' 11" x 9' 4" (4.24m x 2.84m)

### Bedroom two

14' x 7' 9" (4.27m x 2.36m)

### Bathroom

7' x 5' 7" (2.13m x 1.7m)

## The outside

Externally the property is accessed via a secure entrance door and benefits from well maintained and established communal grounds and there is visitor parking available.

## Where?

A short walk away is Witham's main High Street with its local shops, amenities and supermarkets. For the commuter Witham's mainline railway station is within walking distance with its direct route to London Liverpool Street and a short drive to the A12 trunk road with its links to London and the Coast. Witham offers various recreational facilities including the Benton Park Golf course and country club with stunning 18 hole course and country club facilities.

## Important information

Council Tax Band - C

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

Tenure - Leasehold

Remaining lease length - TBC

Ground rent - TBC

Service charge - TBC

EPC rating - TBC

## 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

From Witham town centre proceed towards Chelmsford on Newland Street, over the mini roundabout and turning left into Moorfield Court.

## Further information

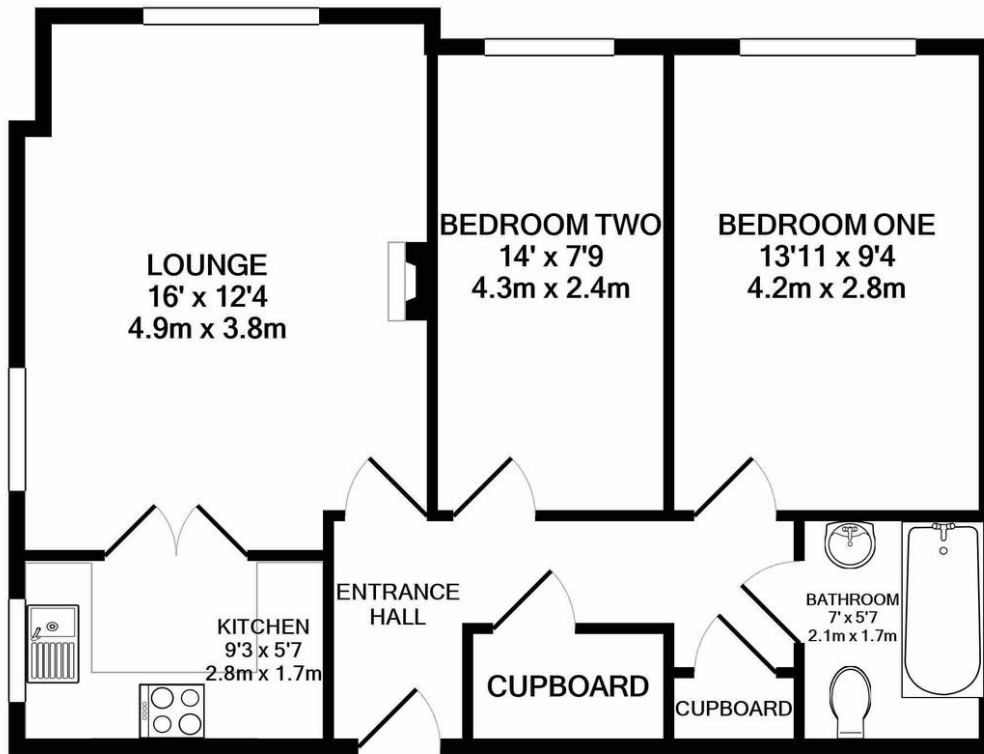
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

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





TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)

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To find out more or book a viewing

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