



Home Bridge Court Hatfield Road, WITHAM CM8 1GJ



welcome to

Home Bridge Court Hatfield Road, WITHAM

Situated in an EXCLUSIVE GATED DEVELOPMENT, a Grade II listed former hospital, WITHIN REACH OF WITHAM MAINLINE TRAIN STATION, is this RECENTLY RENOVATED ground floor maisonette, offered with NO ONWARD CHAIN and boasting DRIVEWAY IMMEDIATELY IN FRONT OF PROPERTY.



Entrance

Part glazed composite door to :-

Entrance Hall

Built in cupboard, radiator, doors to :-

Cloakroom

White suite comprising low level WC and pedestal basin, part tiled walls, radiator.

Lounge Dining Room

20' 2" x 19' 5" max (6.15m x 5.92m max)

Three large secondary glazed sash windows to side & rear overlooking communal gardens, airing cupboard housing hot water cylinder and electric boiler, radiators, open to :-

Kitchen

8' x 7' 11" (2.44m x 2.41m)

Large secondary glazed sash window to rear overlooking communal gardens, refitted contemporary Shaker style kitchen comprising sink set in quartz work surfaces with matching upstands and range of eye & base level units, built in cooker with induction hob & extractor over, built in fridge, freezer, slimline dishwasher and washing machine.

Bedroom

15' 10" x 12' 1" max (4.83m x 3.68m max)

Three large secondary glazed sash windows to front and side, built in wardrobe, radiator, door to :-

Bathroom

Large secondary glazed sash window to front, modern white suite comprising panel bath with shower over and glass shower screen, low level WC and vanity basin, part tiled walls, radiator.

Outside

Front

Block paved driveway providing private parking immediately outside the front door.

Communal Gardens

The development is set within attractive well-maintained communal gardens comprising lawns with mature flower & shrub borders, mature trees and seating areas.

Lease

Lease Term: 125 years

Remaining Term: 107 years

Annual Ground Rent: £100

Ground Rent Increase: Doubling every 25 years, checks should be made with your mortgage provider that this is acceptable to them

Annual Service Charge: £2,375.84



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Home Bridge Court Hatfield Road, WITHAM

- Grade II Listed Ground Floor Maisonette
- Refurbished
- Close to Mainline Train Station
- Private Driveway
- No Onward Chain

Tenure: Leasehold EPC Rating: G

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN103824 - 0003

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