

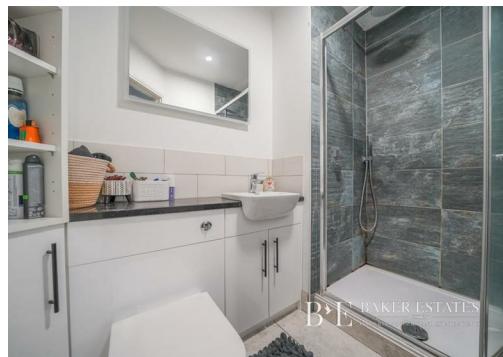


Braintree Road, Witham, CM8 2GD
Offers in excess of £190,000



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Some More Information

From the communal entrance door stairs rise over two floors to the communal landing where the timber door gives access to the apartment. From the central hallway a door gives access to the open plan kitchen living room, with two uPVC windows to the side elevation, and a range of eye and base level cupboards and drawers beneath square edge worktops.

Opposite the principle bedroom benefits from a Juliet balcony and en-suite shower room comprising shower cubicle, W.C. and wash hand basin with granite stone splashbacks. Bedroom two, which is also a double room, is serviced by the family bathroom which comprises panel enclosed bath with shower over, wall mounted wash hand basin and close coupled W.C. along with granite splashbacks.

Externally

Externally the gated communal parking court, provides allocated parking for one vehicle and is surrounded by communal garden areas dissected by paved pathways leading to the secure entrance doors.

Location

Witham is situated along with A12 trunk road, between the Cities of Chelmsford and Colchester and offers a wide variety of shops and services for daily living including 5 supermarkets, cafés and restaurants along with Dentists, Doctors and Pharmacies.

The town further benefits from two secondary schools and several Primary schools. The property is also located just 0.6miles to Witham Mainline Railway Station, which offers a fast and frequent service to London Liverpool Street Station in 40 – 45minutes.

Open Plan Kitchen Living Room

18'8" max x 16'4" (5.69m max x 4.98m)

Bedroom One

15'11" max x 8'11" max (4.85m max x 2.72m max)

En-Suite

7' x 4"10" (2.13m x 1.22m3.05m)

Bedroom Two

10'9" x 8'1" (3.28m x 2.46m)

Bathroom

7'0" x 5'6" (2.13m x 1.68m)

Services

Council Tax Band - B

Local Authority - Braintree District Council

Tenure - Leasehold - 96 Years remaining

Ground Rent - £250.00 per annum

Service Charge - £2320.00 per annum

EPC - C

Construction - We understand the property to be of a purpose built timber and brick frame with solid floors.

Mains Electric

Mains Water

Mains Drainage

Electric storage heaters

Flooding -

Surface Water - Very Low

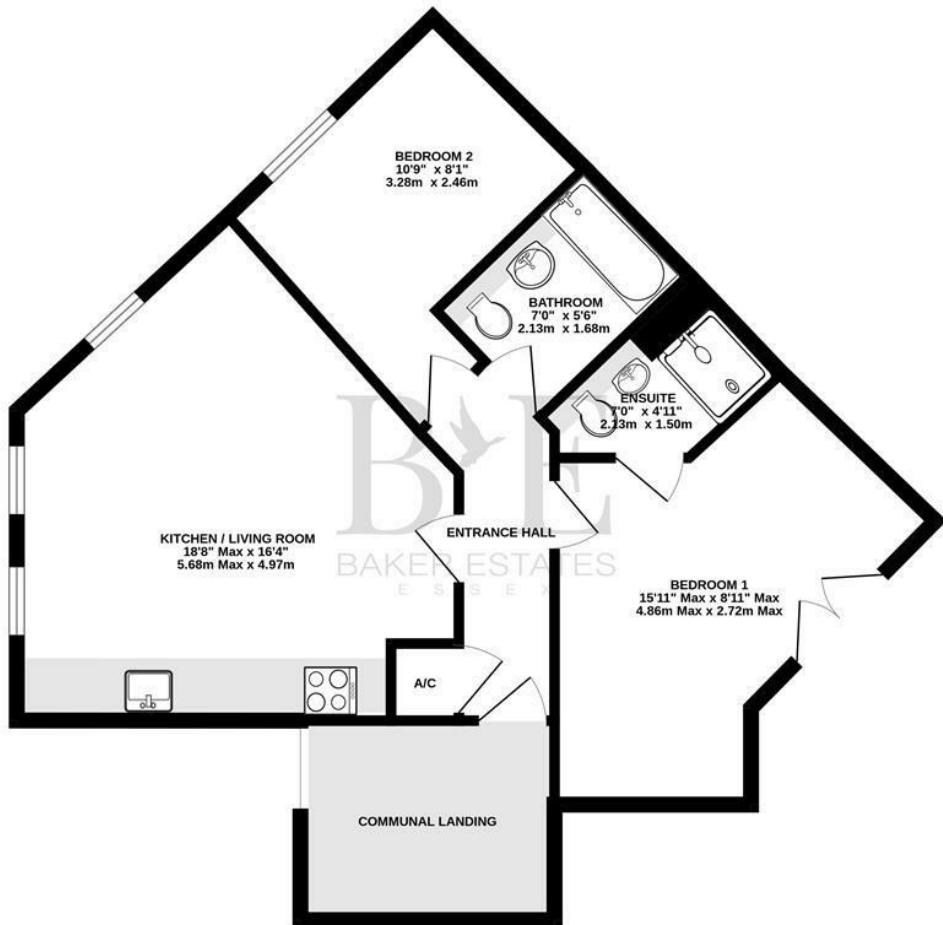
Rivers and Sea - Very Low

Groundwater and Reservoirs - Unlikely

Mobile coverage available from the 4 main providers and Superfast Broadband available.



GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



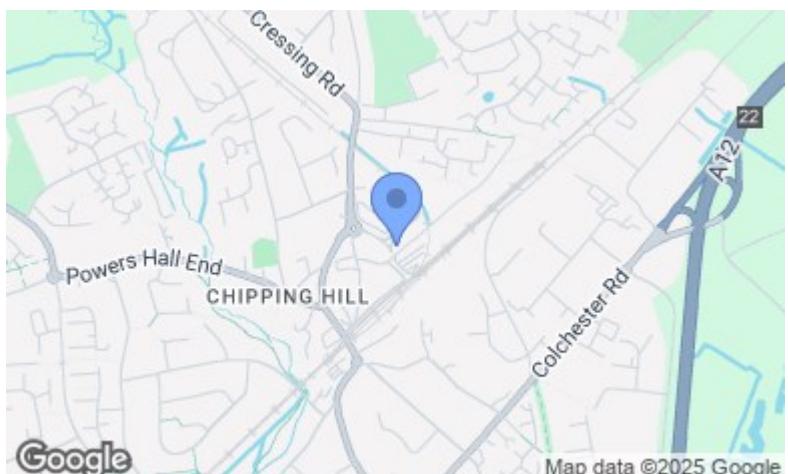
TOTAL FLOOR AREA : 655 sq.ft. (60.9 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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