

Whitehall Court, Newland Street, Witham, CM8 2AW



## welcome to

# **Whitehall Court, Newland Street, Witham**

\*\* NO ONWARD CHAIN \*\* William H Brown are pleased to offer this spacious one bedroom first floor apartment in this popular over 60s development nestled in the heart of central Witham within short walking distance to Railway Station and a multitude of shops.













#### **Entrance Hall**

Storage cupboard, loft access, electric storage heater.

### **Lounge / Diner**

20' 2" into bay x 11' 7" (6.15m into bay x 3.53m)

Double glazed window to front aspect, electric storage heater.

#### Kitchen

11' 7" x 7' 3" ( 3.53m x 2.21m )

Double glazed window to front aspect, range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap, space for fridge /freezer, integrated oven with four ring electric hob, storage cupboard.

#### **Bedroom**

12' 1" x 9' 6" ( 3.68m x 2.90m )

Double glazed window to rear aspect. electric storage heater, built in quadruple wardrobes.

### **Shower Room**

8' 5" x 7' 2" ( 2.57m x 2.18m )

Obscure double glazed window to front aspect, walk in shower, low level WC, wall mounted hand wash basin, shaver point.

### **Parking**

Communal parking with also the addition of a garage in block which will require separate arrangements to the sale.

### Gardens

Communal gardens

## **Communal Utility Room**

There is a communal utility room with washing machine and dryer which is included in the management fees





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## Whitehall Court, Newland Street, Witham

- Over 60's Development
- No Onward Chain
- Stair Lift
- Spacious One Bedroom First Floor Apartment
- Communal Gardens and Parking

Tenure: Leasehold EPC Rating: C

£190,000

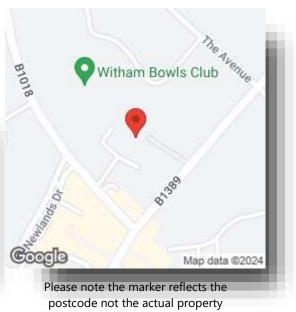


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## view this property online williamhbrown.co.uk/Property/BTR108388

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: BTR108388 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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