



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



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, room areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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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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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.