



Mortimer Way, Witham, CM8 1UJ

welcome to

Mortimer Way, Witham

** GUIDE PRICE £200,000 - £210,000 ** William H Brown are pleased to offer this spacious and very well presented ground floor apartment situated in the town of Witham with access to A12 and mainline station to London Liverpool Street.



Hallway

Electric heater. Storage cupboard.

Lounge

14' 8" x 11' 7" (4.47m x 3.53m)

Double glazed door to balcony. Double glazed window to front aspect. Electric heater. Carpets. Pendant lighting.

Kitchen

9' 8" x 6' 1" (2.95m x 1.85m)

Double glazed window to side aspect. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven with four ring electric hob and over head extractor fan. Plumbing and space for washing machine. Space for fridge freezer.

Bedroom One

10' 4" x 10' 7" (3.15m x 3.23m)

Double glazed sliding patio doors to balcony. Electric heater.

Bedroom Two

10' x 9' 4" (3.05m x 2.84m)

Double glazed window to side aspect. Electric heater. Carpets. Pendant lighting.

Bathroom

Obscure double glazed window to side aspect. Side panel bath with plumbed in shower. Low level WC. Pedestal hand wash basin. Mirrored LED cabinet. Heated towel rail.

Parking

One allocated parking space.



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welcome to

Mortimer Way, Witham

- Two Bedroom Ground Floor Apartment
- Private Balcony
- Double Glazing
- Spacious Lounge / Diner
- Short Walk to Witham High Street

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000 - £210,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BTR108913](https://www.williamhbrown.co.uk/Property/BTR108913)



Property Ref:
BTR108913 - 0002

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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