



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Newland Street**  
Witham, CM8 1AH

**£290,000**  
EPC Rating 'TBC'

- Two Bedroom Ground Floor Apartment
- Spacious Lounge & Dining Room
- Central Town Location
- Allocated Parking





## Property Description

David Martin are delighted to offer for sale this exceptional and spacious, newly renovated two-bedroom ground floor apartment, finished to a high standard throughout and ideally situated just off the High Street in Witham town. The property features a spacious lounge leading into a second reception room ideal for a dining room or home office, a contemporary kitchen with integrated appliances, two generously sized double bedrooms and a modern family bathroom. Conveniently located within walking distance of local amenities, shops, and transport links, the apartment also benefits from allocated parking.



#### ENTRANCE HALL

Entrance door, leading into entrance hall.

#### LOUNGE

22' 00" x 19' 02" Maximum measurement (6.71m x 5.84m) Two Velux windows, window to side, spotlights, step down to:

#### DINING ROOM/HOME OFFICE

Window to side, spotlights.

#### KITCHEN

13' 06" x 7' 11" (4.11m x 2.41m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, four ring electric hob with extractor over, integrated fridge/freezer, dishwasher and washing machine, spotlights, tiled floor, two Velux windows.

#### BEDROOM ONE

11' 07" x 11' 07" (3.53m x 3.53m) Window to front, built in cupboard.

#### BEDROOM TWO

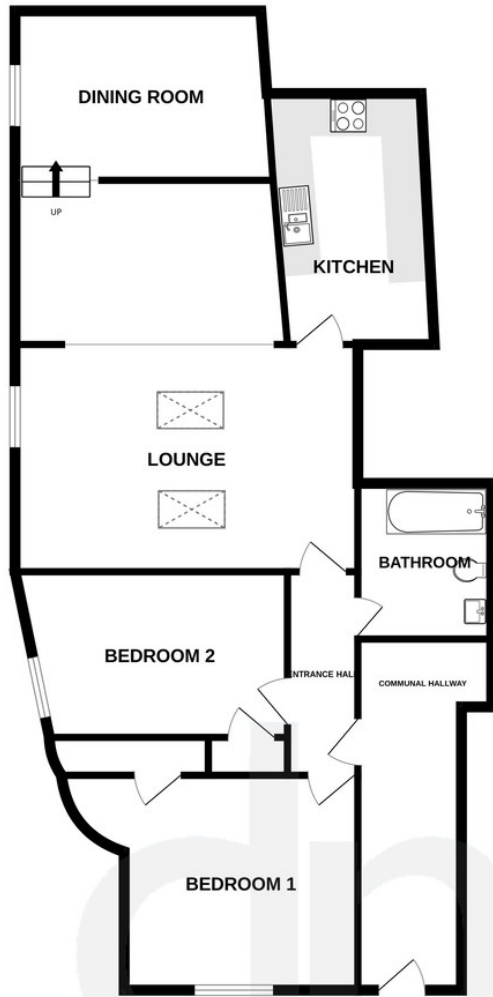
14' 09" x 8' 11" (4.5m x 2.72m) Window to side, Velux window, built in cupboard.

#### BATHROOM

Panel enclosed bath with rainfall shower over and separate shower attachment, closed cistern W.C, wash hand basin inset to vanity unit, tiled floor, Velux window.



GROUND FLOOR  
1105 sq.ft. (102.7 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 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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