



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

**Newland Street**  
Witham, CM8 1AH

**£200,000**  
EPC Rating 'TBC'

- First Floor Apartment
- Town Centre Location
- Ideal First Time Purchase
- Allocated Parking





## Property Description

David Martin Estate Agents are delighted to present this spacious and light-filled first-floor apartment, ideally positioned within a prominent building on Witham High Street. The property features a welcoming entrance hall with large sash windows, creating a bright and versatile space ideal for a home office with views over the High Street, a generous open-plan kitchen/living area with integrated appliances, a well-proportioned double bedroom, a separate dressing room, and a modern bathroom. This property represents an excellent opportunity for first-time buyers and also benefits from allocated parking.



#### ENTRANCE HALL/OFFICE SPACE

10' 10" x 6' 07" (3.3m x 2.01m) Two large sash windows to front.

#### KITCHEN/LIVING ROOM

16' 05" x 11' 09" (5m x 3.58m) Fitted with a range of wall and base units incorporating a sink with mixer tap, electric oven and hob with extractor over, integrated slimline dishwasher, washing machine and fridge, spotlights, wood effect flooring, two sash windows to front.

#### DRESSING ROOM

8' 06" x 7' 00" (2.59m x 2.13m) Sash window to front, opening to:

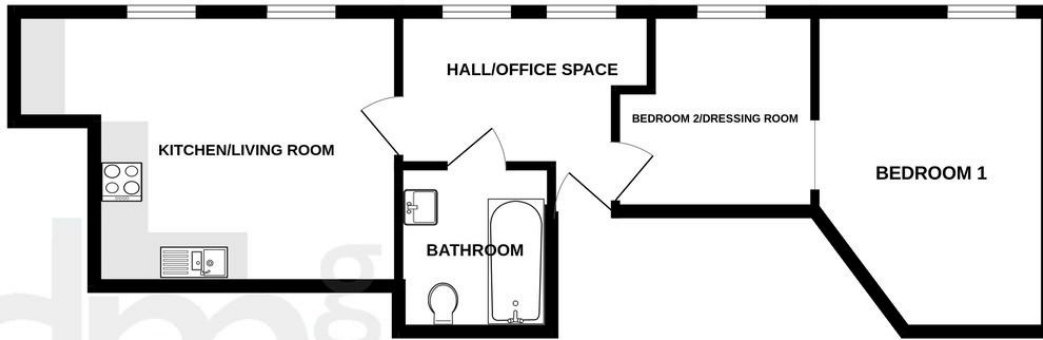
#### BEDROOM

13' 08" x 10' 00" (4.17m x 3.05m) Two Sash windows to front.

#### BATHROOM

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

480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 480 sq.ft. (44.6 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements