BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS



Wimsey Court, Witham, CM8 2LS

Asking price £240,000

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Some More Information
This three-bedroom ground floor apartment located just 0.7 miles from Witham mainline station in the popular Forest Road development.

From the communal entrance door with intercom entry system, gives access to the communal hall.

The entrance door gives way to the central spine hallway which gives access to all rooms, in addition to the double with storage cupboard and separate airing cupboard. Commencing with two bedrooms both of which have back-to-back wardrobe storage cupboards opposite is the bathroom comprising bath with shower over vanity wash hand basin and low-level WC.

Continuing on, the kitchen has a window to the side elevation fitted with a range of eye and base level cupboards within inset single bowl sink with drainer and space for freestanding cooker. Bedroom one has a window to the side wardrobe with sliding door doors and completing the accommodation is the sitting room, with dual aspect windows, media wall fitted with electric flame effect fire and TV recess above.

Externally
The property benefits from communal outside space in addition to the single garage in block with up and over door.

Location
Witham is situated along the A12 trunk road, between the Cities of Chelmsford and Colchester and offers a wide variety of shops and services for daily living including 5 supermarkets, cafés and restaurants along with Dentists, Doctors and Pharmacies.

The town further benefits from two secondary schools and several Primary schools. The property is also located just 0.9miles to Witham Mainline Railway Station, which offers a fast and frequent service to London Liverpool Street Station in 40 – 45minutes.

Hallway
18'10" x 5'9" max (5.74m x 1.75m max)

Lounge
15'7" x 12'1" (4.75m x 3.68m)

Kitchen
10'8" x 8'5" (3.25m x 2.57m)

Bedroom One
11'9" x 11'7" (3.58m x 3.53m)

Bedroom Two
12'1" x 6'10" (3.68m x 2.08m)

Bedroom Three
12'0" x 8'10" max (3.66m x 2.69m max)

Bathroom
7'10" x 5'7" (2.39m x 1.70m)

Services
Council Tax Band - B

Local Authority - Braintree District Council

Tenure - Leasehold - 999 as of June 2020 - 993 years remaining
Service Charge £2,390 per annum
Ground Rent £10 per annum

EPC Rating - D

Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 10,000mbps from Openreach/Nexfibre (details obtained from Ofcom Mobile and Broadband Checker) - September 2026
Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 (details obtained from Ofcom Mobile and Broadband Checker) - September 2026.

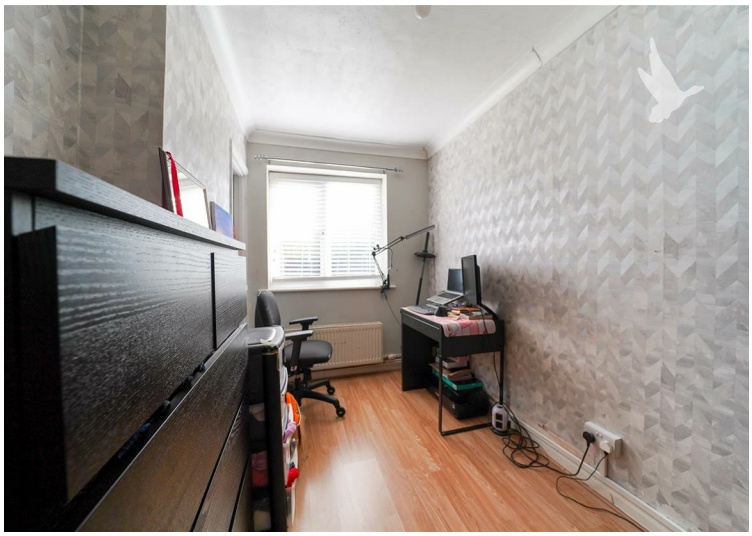
Mains Electric
Gas Fired Heating
Mains Water
Mains Sewerage

Construction Type - We understand the property to be of Traditional Construction of with concrete tiled roof. The property is located on the ground floor.

Flooding from Rivers and Sea - Very Low Risk
Flooding from Surface Water - Very Low Risk
Flooding from Reservoirs - Unlikely In This Area
Flooding from Ground Water - Unlikely In This Area

Flood Risk - Data Taken from Gov.UK Flood Map (September 2026).

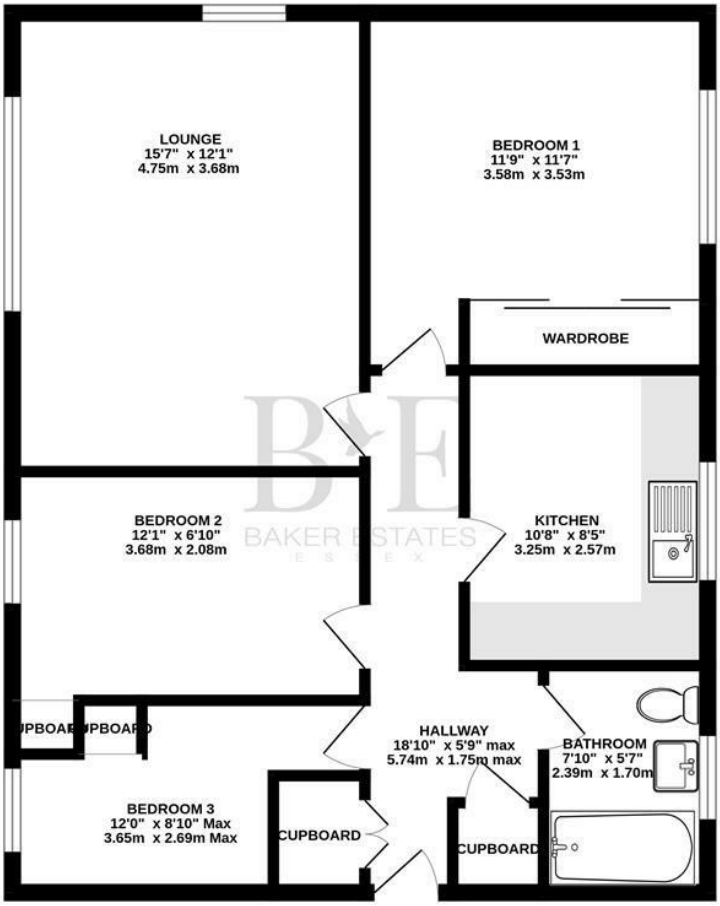






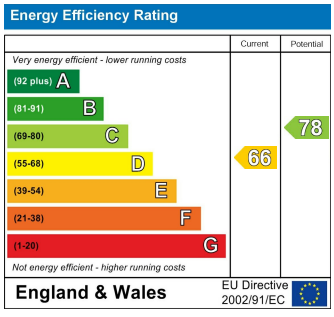


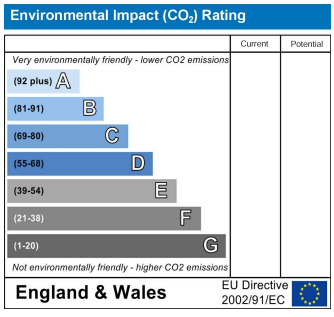
GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.

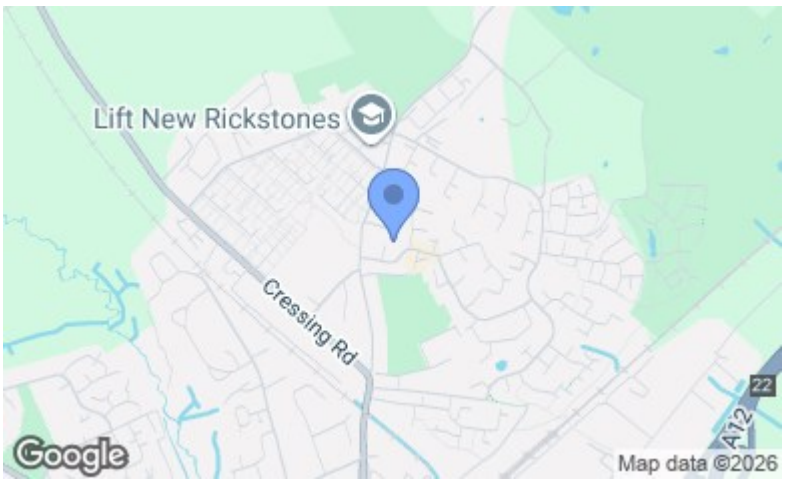


TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.

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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The Property Ombudsman