



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

**Newland Street**  
Witham, CM8 1AH

**£240,000**

EPC Rating 'TBC'

- Two Bedroom Duplex Apartment
- Town Centre Location
- Integrated Appliances
- Allocated Parking





## Property Description

David Martin Estate Agents are delighted to present this well-appointed two-bedroom duplex apartment, ideally situated within a prominent building on Witham High Street. The property boasts a modern fitted kitchen complete with integrated appliances. Upstairs, the accommodation offers a bright and spacious lounge featuring two large sash windows, alongside two bedrooms and a contemporary bathroom. Additional benefits include allocated parking. Conveniently located, Witham provides direct rail services to London Liverpool Street, making this property an excellent choice for commuters. The apartment is also within easy walking distance of a wide range of local amenities, including supermarkets, independent shops, cafés, restaurants, and everyday essentials.



#### ENTRANCE

Entrance door to apartment, stairs rising to second floor, door to:

#### KITCHEN

20' 00" x 5' 09" (6.1m x 1.75m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, four ring electric hob with extractor over, oven, integrated slim line dishwasher, washing machine and fridge/freezer, spotlights, two windows to rear.

#### LANDING

Loft access, airing cupboard.

#### LOUNGE

11' 08" x 11' 03" (3.56m x 3.43m) Two sash windows to front.

#### BEDROOM ONE

13' x 8' 06" (3.96m x 2.59m) Window to front.

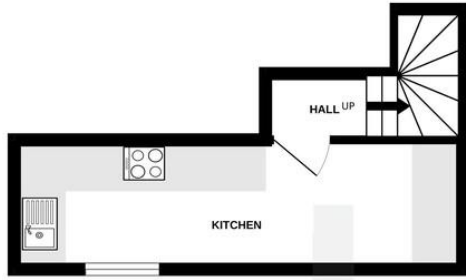
#### BEDROOM TWO

10' 00" x 6' 05" (3.05m x 1.96m) Window to rear.

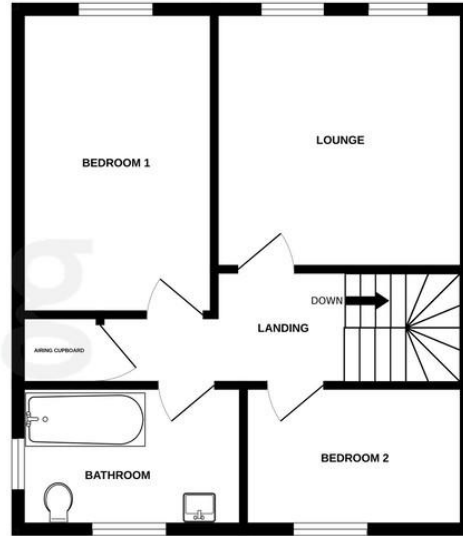
#### BATHROOM

Windows to side and rear, panel enclosed with rainfall shower over and separate shower attachment, wash hand basin inset to vanity unit, closed cistern W.C, spotlights.

1ST FLOOR  
150 sq.ft. (14.0 sq.m.) approx.



2ND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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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