BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS

Newland Street, Witham, CM8 2FS

Offers in excess of £140,000

1 1 1 B

Some More Information

Entering into the hallway, doors lead through to the bedroom, bathroom and main living accommodation.
At over 22ft in length, the open-plan kitchen/living room gives the flat a good sense of space, helped by three windows bringing plenty of natural light into the room. A shaker-style kitchen wraps around one corner, providing a good amount of cupboard and worktop space alongside an integrated electric oven, hob and extractor.
Along the hall is a double bedroom measuring approximately 11'1" x 8'11", with enough room for a double bed and additional bedroom furniture.
Completing the accommodation, the bathroom has a white three-piece suite with a shower over the bath and tiled surrounds.
Gas radiator heating and double-glazed windows feature throughout.

Externally

Positioned just off Newland Street, Iceni House has a communal entrance serving the apartments within the building. The Apartment comes with an allocated parking space to the front, with vehicle access controlled by a fob-operated barrier. Having your own parking space is a particularly useful addition given the central position of the property.

Location

Iceni House sits in the centre of Witham, putting Newland Street and its range of shops, cafés, restaurants and everyday amenities within a short walk.
Witham railway station is also within walking distance, offering direct services to Chelmsford and London Liverpool Street to the south, and Colchester and Ipswich to the north.
By road, the A12 is easily accessible, providing connections towards Chelmsford and London as well as Colchester and the wider Essex and Suffolk areas. Braintree and Maldon can also be reached via the surrounding road network.
For someone wanting to live centrally without necessarily relying on a car for the daily commute, the position is one of the strongest aspects of the apartment.

Entrance Hall

Kitchen/Living Area

22'2 x 12 (6.76m x 3.66m)

Bedroom

8'11 x 11'1 (2.72m x 3.38m)

Bathroom

Services

Council Tax Band - A

Local Authority - Braintree District Council

Tenure - Leasehold - 113 years remaining
Ground Rent - £603.75 per annum
Service Charge - £867.13 per annum

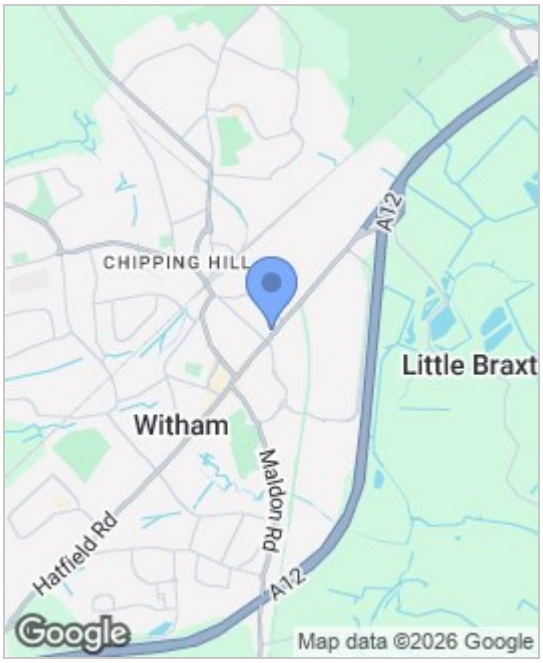
EPC - B

*Ultrafast broadband available in the area via Openreach with speeds up to 1000mbps

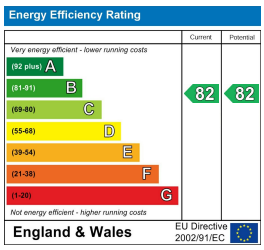
*Mobile coverage for the area is available from all four major networks. (Details obtained from Ofcom - August 2026).

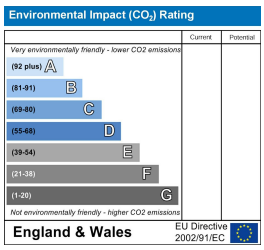
*Flood risk in the property location is considered a very low risk from surface water and rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area August 2026).

Construction Type - The property does not have step free access from the street to inside the property.



TOTAL APPROXIMATE FLOOR AREA :
465.5 sq ft (43.23 sq mt)





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The Property Ombudsman