



**Newland Street, Witham, CM8 2FS**

**Guide price £275,000**



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### Some More Information

From the communal entrance door, you enter a wide entrance corridor where stairs rise through each floor to the top, turning right the corridor leads into the inner hall where the solid wood entrance door gives access to the apartment.

From the entrance hall doors give access to all rooms including the large open plan living, dining kitchen space which benefits from a fitted kitchen presented in a white gloss finish beneath worksurfaces. Integrated appliances include fridge freezer, washing machine, slimline dishwasher, electric hob with stainless steel extractor over and single oven beneath. The room has two windows along with fully glazed French doors leading out on to the balcony which enjoys views over the town and countryside beyond.

Bedroom one has a range of fitted wardrobes with mirror sliding doors, window to the side elevation and en-suite shower room comprising corner shower cubicle, low level W.C. and wall mounted wash hand basin.

Bedroom two is a further double room with window to the side elevation, and is serviced by the family bathroom, which comprises panel enclosed bath, pedestal wash hand basin and low-level W.C.

### Externally

The property benefits from an allocated covered parking bay within the barrier-controlled parking court.

### Location

Witham is situated along with 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 rated Good and Outstanding in the latest Ofsted reports and a number of Primary schools. The property is also located within walking distance to Witham Mainline Railway Station, which offers a fast and frequent service to London Liverpool Street Station in 40 – 45minutes.

### Hallway

### Open Plan Living Area

21'4" narrowing to 18'5" x 18'8" (6.50m narrowing to 5.61m x 5.69m)

### Bedroom One

18'5" narrowing to 12'4" x 9'10" (5.61m narrowing to 3.76m x 3.00m)

### En-suite

5'7" x 5'7" (1.70m x 1.70m)

### Bedroom Two

14'7" narrowing to 8'4" x 10'11" (4.45m narrowing to 2.54m x 3.33m)

### Bathroom

7'2" x 5'8" (2.18m x 1.73m)

### Services

Council Tax Band - B

Local Authority - Braintree District Council

Tenure - Leasehold - 214 years from 1st July 2014 - 202 years remaining.

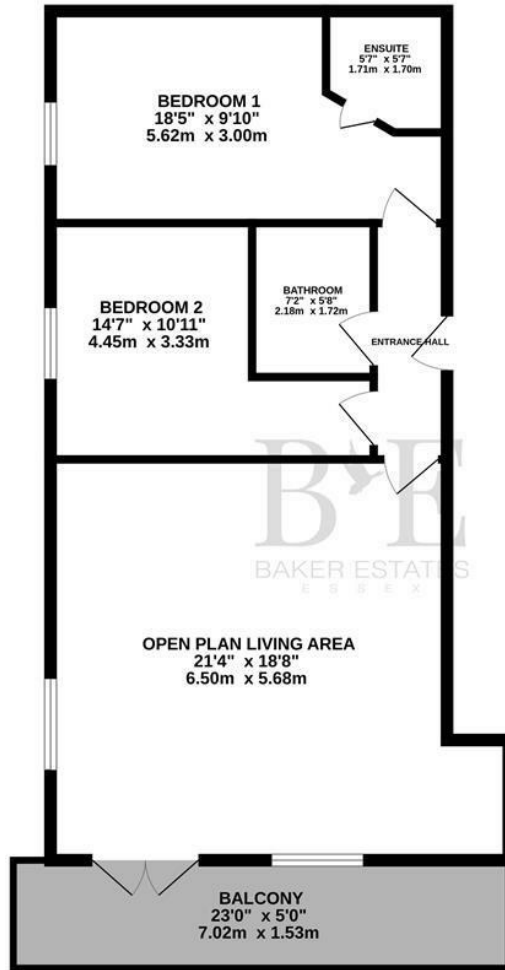
Ground Rent - £1 (one) per annum

Service Charge - £729.18 per annum

EPC - B



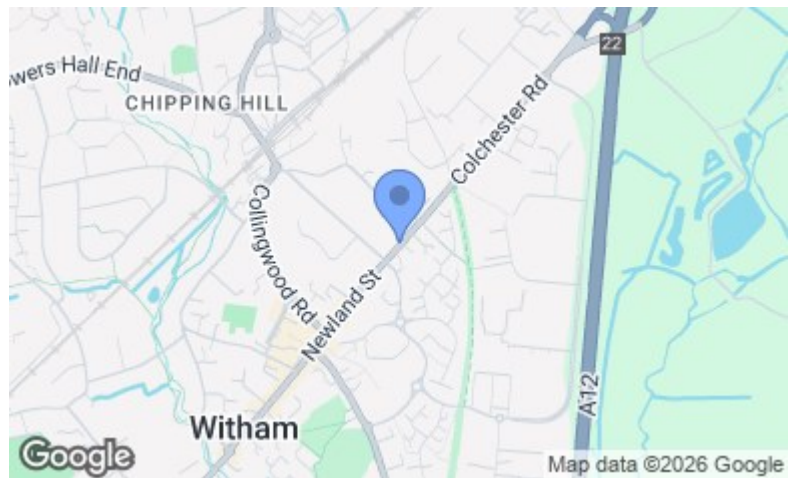
GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.