



34 MALTINGS COURT MALTINGS LANE, WITHAM CM8

OFFERS IN EXCESS OF £130,000

1 Bedrooms | 1 Bathrooms | 1 Receptions

**** NO ONWARD CHAIN**** Spacious ONE Bedroom TOP FLOOR Apartment, located within the popular Maltings Court, Witham. Within easy access of the A12 and within walking distance of Witham Mainline Station & town centre, the property benefits from allocated parking, and is in our opinion extremely well presented with large double bedroom, modern fitted kitchen with a a good sized L shape living accommodation and bathroom. Early Viewing Advised.



Entrance Hall

Carpet flooring, wall mounted telephone entry handset, storage cupboard, doors leading to:

Lounge/Diner 15'8" > 7'10" x 12'11" > 6'2" (4.78m > 2.41m x 3.95m > 1.90m)

Carpet flooring, TV point, telephone point, electric radiator, double glazed UPVC window, opening to:

Kitchen 7'8 x 6'0 (2.34m x 1.83m)

Modern style kitchen suite comprising electric oven with hob and overhead extractor unit. Range of wall and base level storage cupboards and draw units, roll top work surfaces, integrated wine rack, spaces for washing machine & fridge-freezer, inset sink with drainer and tiled wall splashback. Tiled flooring.

Bedroom 10'9" x 9'0" (3.30m x 2.75m)

Carpet flooring, UPVC double glazed window, TV point, electric radiator.

Bathroom

Modern white suite comprising shower cubicle with glass screen surround, tiled flooring, part tiled walls, hand wash basin with cabinet beneath, low level WC, shaving point, extractor fan, cupboard.

Parking

The property comes with one allocated parking space with visitor parking available.

NOTES

The property is available LEASEHOLD. We are advised the monthly Ground Rent & Service Charge are approximately £112.00 per month combined, with approximately 998 years remaining on the lease.

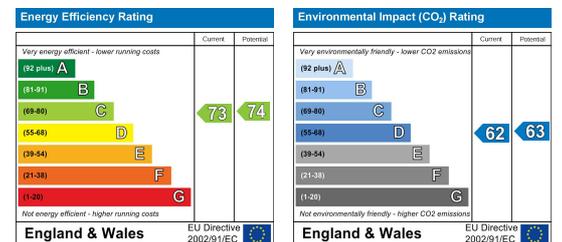
Intending purchasers are encourage to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sight of the Management Pack.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

