



99 ELDERBERRY GARDENS, WITHAM CM8

OFFERS IN EXCESS OF £160,000

2 Bedrooms | 1 Bathrooms | 1 Reception

* NO ONWARD CHAIN * Presented in IMMACULATE decorative order throughout, and ideally positioned within close proximity of Witham Town Centre and within short walking distance of the mainline Railway Station offering direct links into London Liverpool Street, Branocs Estates are pleased to welcome to the market this superb first floor TWO BEDROOM apartment. Offering spacious open plan living accommodation, a modern fitted Kitchen and Bathroom, and two well proportioned double Bedrooms, the property further benefits from allocated parking. Making for an ideal FIRST TIME purchase or BUY TO LET investment, as well as suiting the commuter market, we strongly advise an early viewing appointment to avoid disappointment.



Entrance Hall

Carpet flooring, radiator, storage cupboard, wall mounted telephone door entry system, further doorways leading to;

Lounge/Diner 15'8 x 11'3 (4.78m x 3.43m)

Carpet flooring, electric radiator, double glazed window, opening to Kitchen;

Kitchen 11'2 x 7'6 (3.40m x 2.29m)

Range of wall and base level storage cupboards with roll top work surfaces, integrated electric oven and hob with overhead extractor unit. spaces for washing machine & fridge and freezer, inset sink with drainer and tiled splashbacks. tiled flooring, double glazed window.

Bedroom One 12'4 x 10'11 (3.76m x 3.33m)

Carpet flooring, double glazed window, electric radiator.

Bedroom Two 10'9 x 7'7 (3.28m x 2.31m)

Carpet flooring, double glazed window, electric radiator.

Bathroom

Bath with electric shower over, glass wall mounted shower screen, low level WC, pedestal wash basin, wall mounted electric storage heater, tiled flooring and part tiled walls. Wall mounted mirror, obscure double glazed window.

Parking

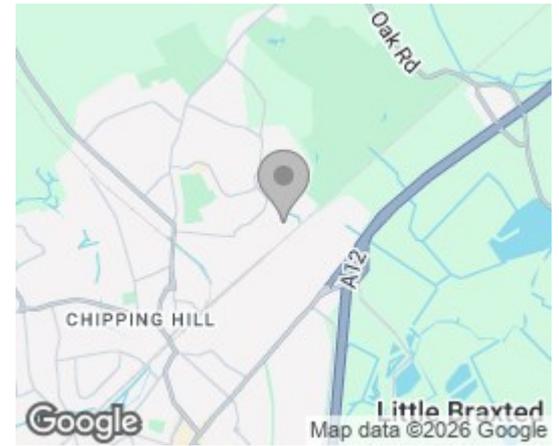
One allocated parking space.

NOTES

The property is available LEASEHOLD. We are advised the monthly Ground Rent & Service Charge are £82.50 combined, with approximately 950 years remaining on the lease.

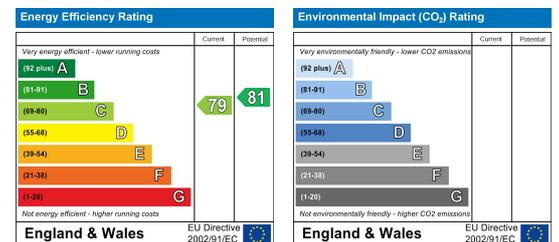
Intending purchasers are encourage to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sight of the Management Pack.

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.



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