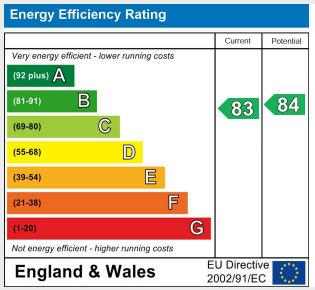
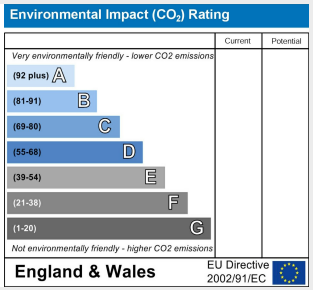
Baker Way, Witham, Essex, CM8 1FN

Guide Price £210,000 - £220,000

- Well Presented First Floor Apartment in Popular Location
- Spacious 'L' Shaped Lounge/Dining Room with Dual Aspect Windows
- Good Sized Kitchen with Appliances To Remain
- Two Good Sized Bedrooms
- Principal Bedroom with Fitted Wardrobes and En-Suite Shower Room
- Three Piece Family Bathroom
- Allocated Parking
- Security Entry Phone System
- Perfect First Time Home Or Investment Purchase
- EPC - B



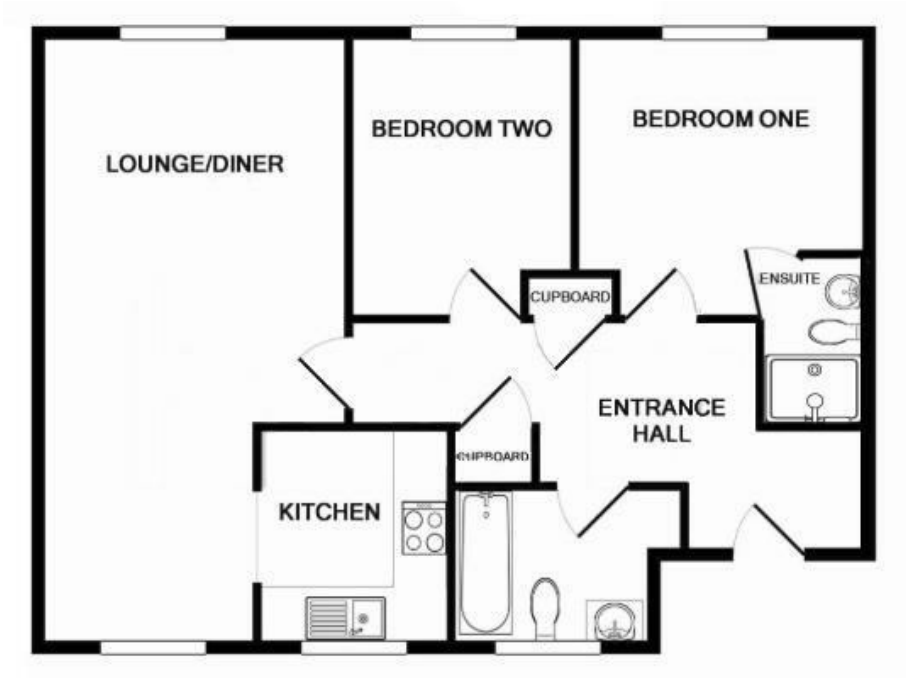


GUIDE PRICE £210,000 - £220,000.....Situated in a popular residential location in Witham, this well-presented two-bedroom first floor apartment offers convenient living close to a range of local amenities. The property is within walking distance of Witham train station and High Street, offering a variety of shops and amenities.

The accommodation includes a spacious L-shaped lounge/dining room with dual aspect windows, creating a bright and versatile living space with room for both a comfortable lounge area and a separate home working space or dining area. The modern kitchen is also well-proportioned and benefits from appliances to remain. There are two good-sized bedrooms, with the principal bedroom featuring an en-suite shower room and second bedroom with feature Juliet balcony. In addition, the property benefits from a three-piece family bathroom.

The property also offers a secure entry phone system along with allocated parking.

This property would make an excellent first-time or investment purchase or for those looking for a well-located home with great transport connections.



Distances
Witham Train Station - 2.1 miles
Witham High Street - 1.9 miles
Lift Maltings Academy - 1.5 miles
A12 Southbound - 0.7 miles

All mileages are approx.

Entrance Hall

ACCOMMODATION

Lounge/Dining Room
6.85m x 3.46m > 2.14m (22'5" x 11'4" > 7'0")

Kitchen
2.40m x 2.21m (7'10" x 7'3")

Family Bathroom

Bedroom One
4.10m x 3.31m (13'5" x 10'10")

En-Suite

Bedroom Two
3.23m x 2.53m (10'7" x 8'3")

EXTERIOR

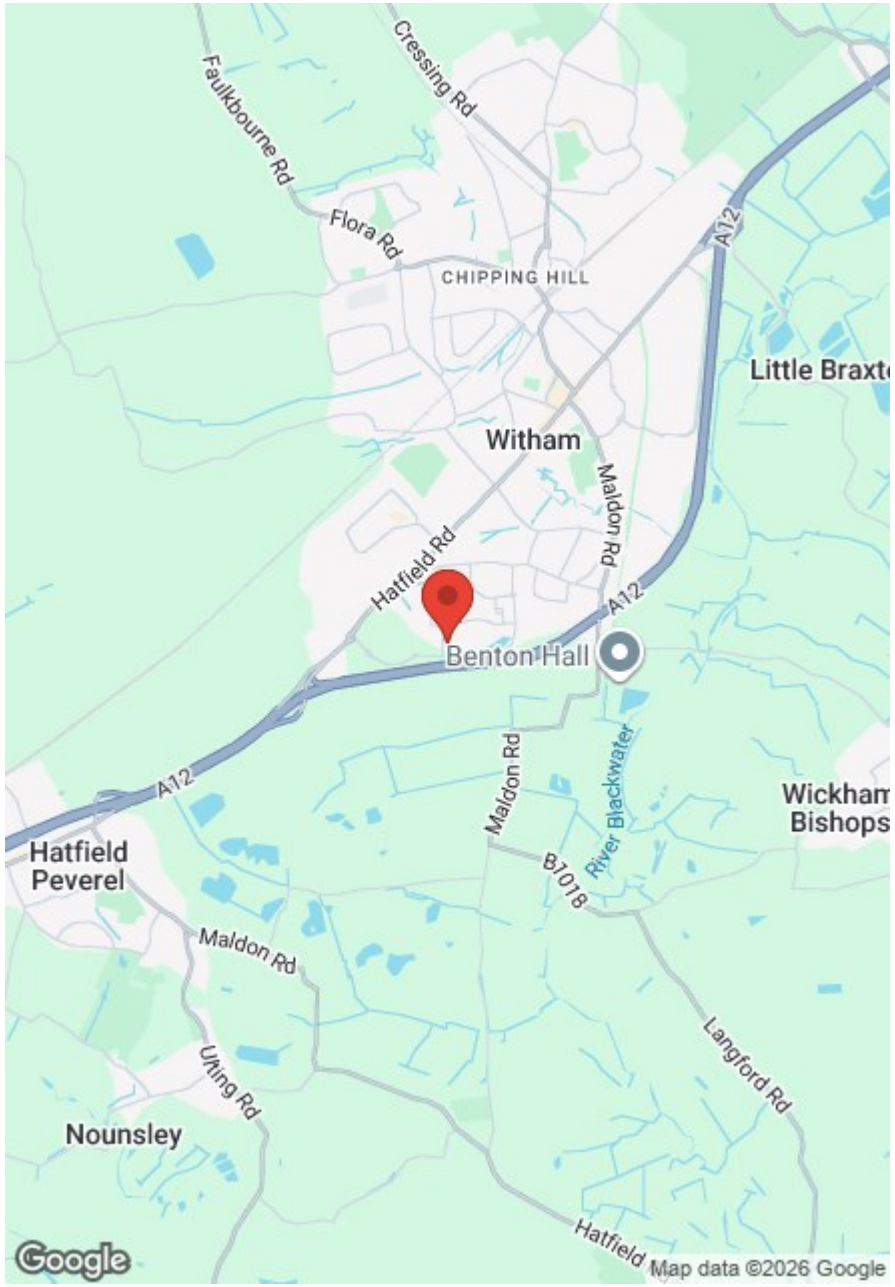
Allocated Parking

Lease And Service Charge Information
The vendor has advised us that the lease has 132 years remaining. The service charge is £830.90, paid every 6 months. Ground rent is £104 every 6 months.

Property Services
Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Electric
Local Authority - Braintree

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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The Property Ombudsman SALES

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