



## 1 bed apartment to buy in CM8

Newland Street, Witham, Essex, CM8 2FS

**£120,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ First Floor Apartment
- ✓ One Bedroom
- ✓ Perfect First Home
- ✓ Well Maintained Throughout
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Located in the heart of Witham, this beautifully presented one-bedroom first-floor apartment offers modern living in a sought-after development. Situated in Iceni House on Newland Street, the property is just a short walk from local shops, cafés, and Witham station, making it perfect for first-time buyers or investors alike.

Step inside to discover a spacious open-plan lounge/diner/kitchen, ideal for both relaxing and entertaining. The contemporary kitchen area is well-appointed with integrated appliances and ample cupboard space, while large windows fill the living area with natural light.

The double bedroom is generously sized and neutrally decorated, complemented by a modern bathroom and excellent storage throughout. The property has been well maintained by the current owner and is ready to move straight into.

Additional benefits include allocated parking, secure entry system, and close proximity to all local amenities, transport links, and green spaces.

### Entrance Hallway

Entrance door, storage cupboard, doors leading off

### Lounge/Diner/Kitchen 23'4" x 10'8"

Double glazed windows, wall and base level units, sink and drainer with mixer tap over, oven and hob, extractor fan, worktops, space for appliances radiator

### Bedroom 9'8" x 8'5"

Double glazed window, radiator, wardrobes, TV point

#### Bathroom

Low level WC, wash hand basin, bath with shower over, shaver point, extractor fan, partly tiled walls, heated towel rail

#### Parking

Allocated parking

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

#### Agents note:

##### Anti-Money Laundering (AML) Compliance

As part of our commitment to meeting UK Anti-Money Laundering (AML) regulations, Harris + Wood are required by law to confirm the identity of all purchasers before a sale can proceed. To make this process as straightforward as possible, we work with an independent verification service, Clearcheck, who conduct these checks on our behalf. A small verification fee applies for each purchaser. These checks must be fully completed and verified before we are able to progress with your purchase.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 112

Annual Ground Rent Amount: £604.00

Annual Service Charge Amount: £517.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: Allocated

Year built: 2015

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

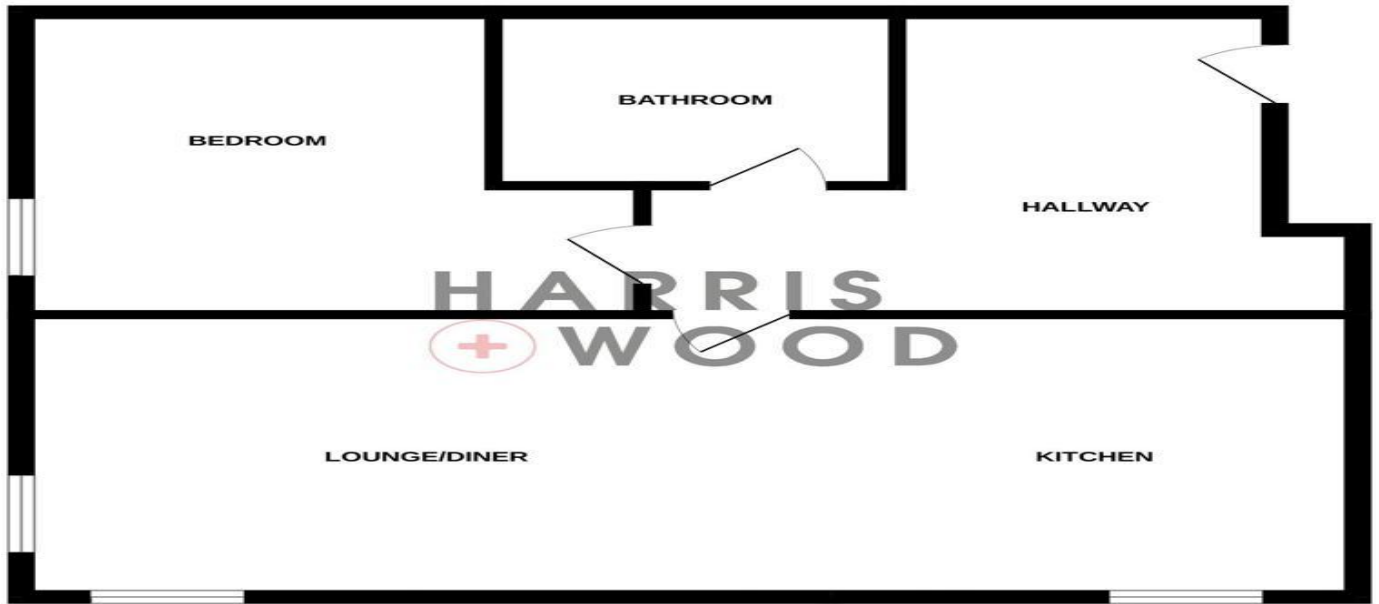
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

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-measurement. This plan is for illustrative purposes only and should be used as such for 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Newland Street, Witham, Essex, CM8 2FS

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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