



- One bedroom apartment
- 1 minute walk from train station
- Allocated parking space
- open plan living accommodation
- re-fitted shower room
- Separate cloakroom
- Long lease

### Flat 25 Hamilton Court, Templemead, Witham, Essex. CM8 2DF.

Situated just a stones through from the Witham train station which offers direct links into London Liverpool Street, is this well presented one bedroom apartment in Templemead Court. The property enjoys open plan living accommodation, along with a light and airy feel throughout, making this apartment ideal for first time buyers or buy to let investors alike. The internal accommodation consists of a well appointed living room, separate kitchen area, spacious master bedroom which includes fitted wardrobes & re-fitted shower room, and a separate cloakroom.



# Property Details.

## Lobby

Entry door to front, access to hall way;

## Hall

Doors to accommodation;

## Lounge



14' 1" Max x 18' 8" Max (4.29m x 5.69m) Double glazed window, storage heater, television & telephone point, opening to kitchen;

## Kitchen



10' 10" Max x 9' 8" Max (3.30m x 2.95m) Double glazed window, matching wall & base units, worktops, sink with inset drainer unit, tiled splash back, integrated oven, four ring hob with extractor over, space for fridge freezer, plumbing for washing machine

## Cloakroom

Low level W/C, hand wash basin, part tiled walls

# Property Details.

## Bedroom



11' 1" x 8' 5" (3.38m x 2.57m)

Double glazed window, television point, storage heater, double fitted wardrobes, door to shower room;

## Shower Room



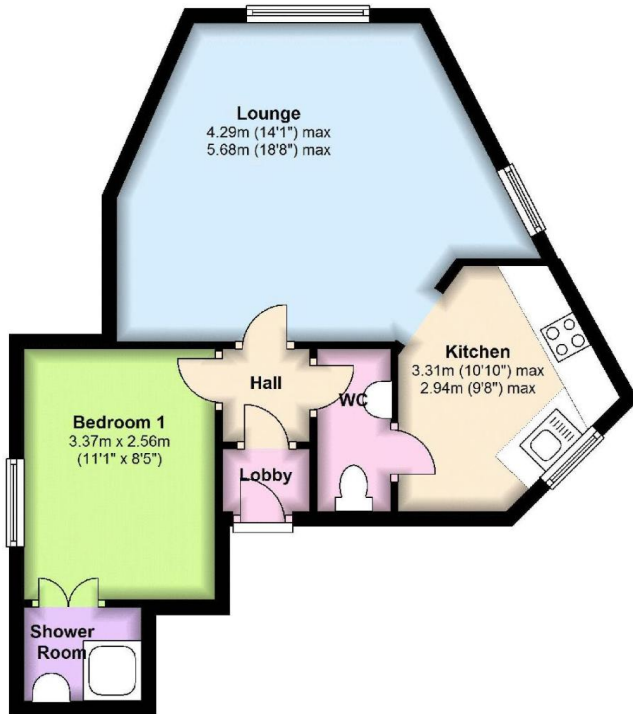
Vinyl floor, shower cubicle, hand wash basin, shaver point, part tiled walls, extractor fan

## Parking

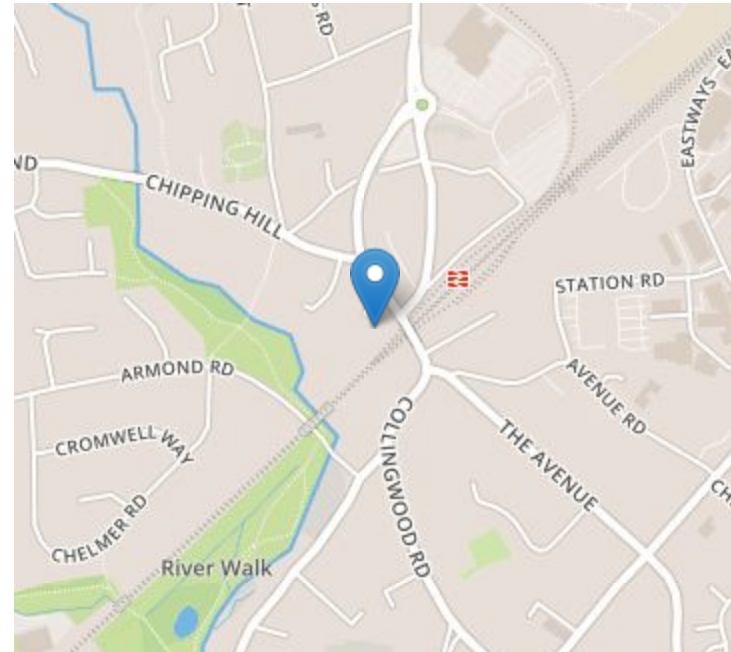
One allocated parking space, ample visitors parking bays (residents permit required)

# Property Details.

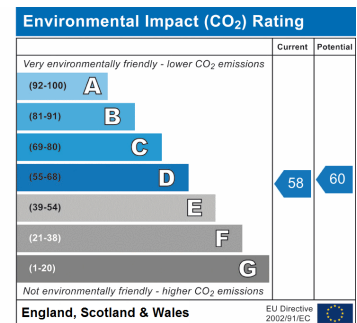
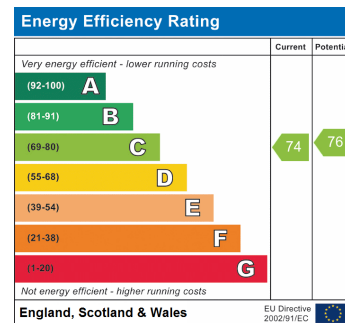
## Floorplans



## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.