



Belsham Villas Apartment 3 Old Ivy Chimneys, Hatfield Road, Witham, Essex, CM8 1EN

- GRADE II LISTED BUILDING
- BATH/SHOWER ROOM
- GAS CENTRAL HEATING
- PERSONAL ENTRANCE DOOR
- TWO ALLOCATED PARKING SPACES
- CLOSE TO WITHAM TOWN CENTRE
- 14'5 X 14'1 LOUNGE
- FITTED KITCHEN
- STORE SHED
- 1ST FLOOR MAISONETTE



PROPERTY DESCRIPTION

**** 1259 Sq Foot****

A superb individual property that has recently been converted and renovated to an exceptionally high standard and is located within close proximity of Witham Town Centre and rail station. This top floor maisonette which is set within this Grade II listed building comprises of its own personal entrance door with access to Two Bedrooms, Fitted Kitchen with central island, Lounge 14'5 x 14'1 and a separate Bath/Shower Room. The property further benefits from gas central heating, two allocated parking spaces, communal gardens and bin store. (COUNCIL TAX - BAND B)



ROOM DESCRIPTIONS

ACCOMMODATION WITH APPROXIMATE ROOM SIZES

Personal entrance door leads into an entrance lobby with stairs rising to first floor landing.

FIRST FLOOR

Two radiators, storage cupboard, doors to:

KITCHEN

14' 8" x 13' 0" (4.47m x 3.96m)

Fitted with a range of base and wall mounted storage units and central island, sash window to front and side aspect, radiator, spotlights, integrated electric oven and hob with extractor over, sink unit, integrated dishwasher, space and plumbing for washing machine, integrated fridge/ freezer.

BEDROOM ONE

14' 6" x 10' 5" (4.42m x 3.17m)

Two large storage cupboards, radiator, sash window to side aspect, radiator.

BEDROOM TWO

17' 1" x 10' 1" (5.21m x 3.07m)

Radiator, sash window to rear aspect.

LOUNGE

14' 5" x 14' 1" (4.39m x 4.29m)

Sash window to front aspect, storage cupboard, radiator, feature fireplace.

BATH/SHOWER ROOM

Spotlights, two windows to rear aspect, paneled bath, independent shower cubicle, low level wc, wash hand basin.

EXTERIOR

As previously mentioned there is communal gardens, bin store and two allocated parking spaces.

LEASE INFORMATION

SERVICE CHARGE - £1980PA

GROUND RENT - £200PA

LEASE TERM - 125 Year Lease

SERVICES

ALL MAIN SERVICES ARE CONNECTED

VIEWING

BY APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets or furnishings.

ESTATE AGENTS ACT 1979 - DECLARATION OF INTEREST

UNDER THE ESTATE AGENTS ACT 1979, WE ARE MAKING YOU AWARE THAT THE DEVELOPER (ST GILES PROPERTIES) HAS A PERSONAL INTEREST WITH BALCH ESTATE AGENTS LTD.



FLOORPLAN



Floor Plan

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