



- Over 60's property
- Two bedrooms
- Modern Interior
- No onward chain
- Town centre location
- Shower Room
- Communal lounge
- Well maintained gardens

## Flat 46 Moorfield Court, Newland Street, Witham, Essex. CM8 1AE.

\*\* Guide Price £180,000 - £190,000 \*\*

Set just off Witham's high street is this two double bedroom over 55'S apartment which has been refurbished throughout offering stunning modern interior, with nothing to do internally this really is a rare gem. Moorfield court is a warden assisted development for the over 60's which comprises of 59 apartments and has a residents lounge, gardens and washing facilities there is also a guest suite. The apartment has two bedrooms, fitted kitchen and a shower room with double cubicle.





# Property Details.

## Second Floor

### Entrance Hall

Textured and coved ceiling, door to front, storage heater, storage cupboard housing water tank and electrics.

### Lounge



12' 0" x 12' 1" (3.66m x 3.68m)

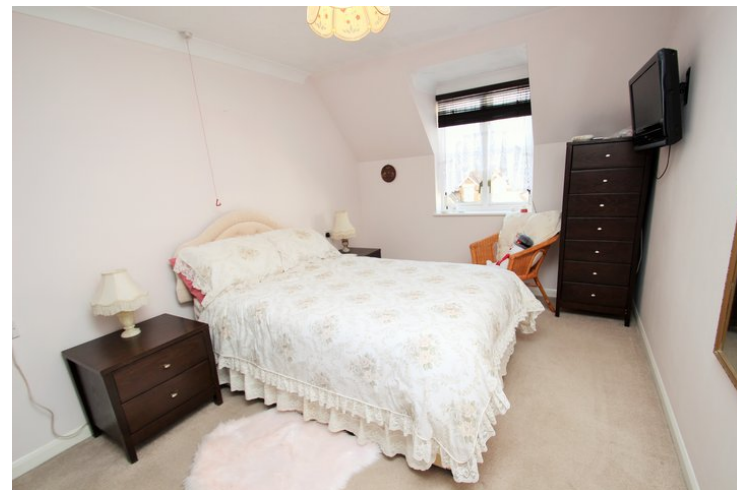
Window to front, textured and coved ceiling, feature fireplace.

### Kitchen



9' 6" x 5' 8" (2.90m x 1.73m) Inset sink unit with a range of wall and base units with draws and cupboards under, tiled walls. integrated fridge/freezer and dishwasher.

### Bedroom One



13' 7" x 9' 3" (4.14m x 2.82m) Window to front textured ceiling, wardrobe to remain.

# Property Details.

## Bedroom Two/Dining Room



14' 7" x 7' 9" (4.45m x 2.36m) Window to front, storage heater, textured ceiling.

## Bathroom



Textured and coved ceiling, low level WC, vanity wash hand basin, tiled walls, shower cubicle, extractor fan.

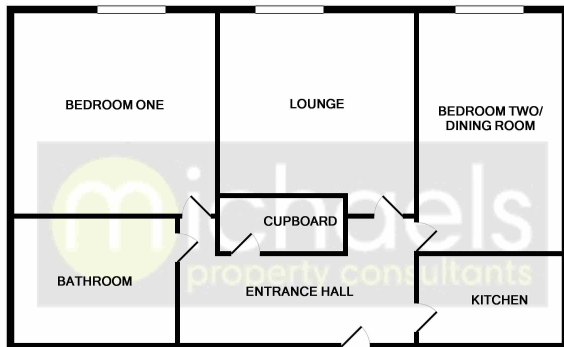
## Communal Gardens



This property has one allocated parking space and communal gardens.

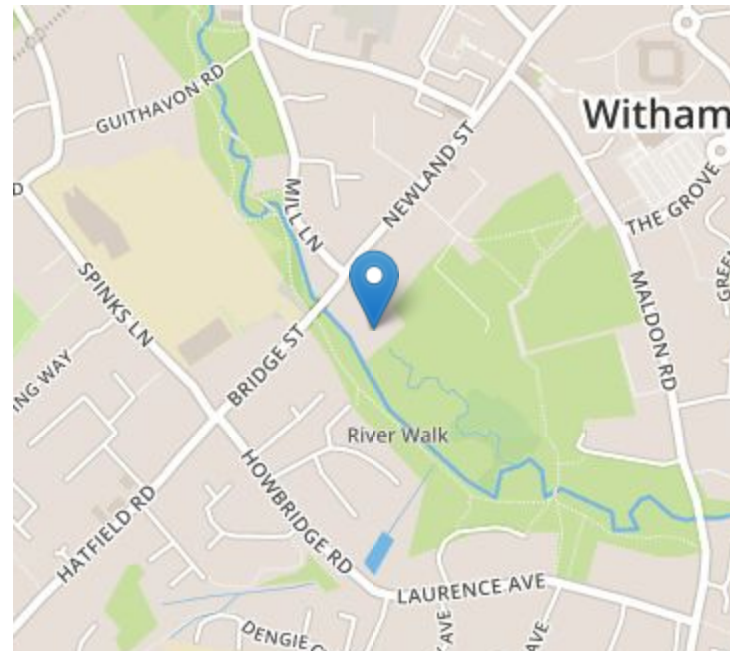
# Property Details.

## Floorplans

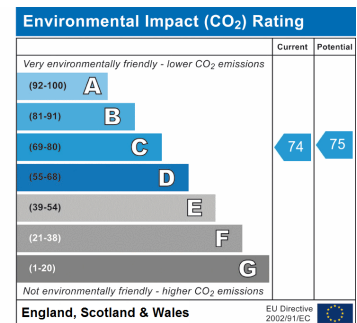
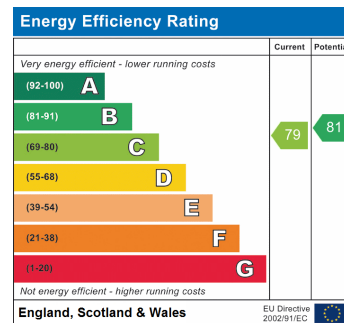


TOTAL APPROX. FLOOR AREA 805 SQ. FT. (74.8 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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## 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.

