



Belsham Villas Apartment 4 Old Ivy Chimneys, Hatfield Road, Witham, Essex, CM8 1EN

- TWO BED FIRST FLOOR APARTMENT
- GRADE II LISTED BUILDING
- HIGH INTERNAL SPECIFICATION
- 24' OPEN PLAN LOUNGE/KITCHEN
- EN-SUITE TO MASTER BEDROOM
- TWO ALLOCATED PARKING SPACES
- CLOSE TO WITHAM TOWN CENTRE
- COMMUNAL GARDENS
- GAS CENTRAL HEATING
- STORE SHED



PROPERTY DESCRIPTION

**** 1044 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 apartment which is set within this Grade II listed building comprises of Two Bedrooms with the Master Bedroom having an En-Suite Shower Room, White Suite Bathroom and a 24' Open Plan Lounge/Kitchen. 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

A communal entrance door leads into the communal entrance hallway with a personal door into the apartment. (Stairs rise to first floor landing)

FIRST FLOOR LANDING

Radiator, doors to:

OPEN PLAN LOUNGE/KITCHEN

24' 6" x 14' 7" (7.47m x 4.45m)

Three sash windows to side, radiator, The kitchen is fitted with a range of base and wall mounted storage cupboards, integrated electric oven and hob with extractor over, sink unit, spotlights, integrated fridge/freezer, space and plumbing for washing machine.

BATHROOM

9' 11" x 8' 3" (3.02m x 2.51m)

Sash window to side, paneled bath with shower over, low level wc, wash hand basin, extractor fan.

BEDROOM TWO

13' 4" x 9' 4" (4.06m x 2.84m)

Radiator, window to side aspect.

BEDROOM ONE

17' 10" x 9' 8" (5.44m x 2.95m)

Sash window to front and side aspect, radiator, feature fireplace, door to en-suite.

EN-SUITE SHOWER ROOM

Heated towel rail, sash window to front, vanity wash hand basin, independent shower cubicle, spotlights.

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

VIEWINGS

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



First Floor

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