

## Looking For Life On One Level?

Iceni House, Newland  
Street, Witham, CM8

**Guide Price £280,000 -  
£300,000 Leasehold**

**haart**  
WITHAM

01376 510710

Available 8am - 10pm every day

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Ref: HRT007013418

# haart

Offering everything you would need from a bungalow but with the security and low maintenance of an apartment, this spacious two bedroom ground floor apartment combines the best of both!

- **Ground Floor Apartment**
- **Open Plan Living Area**
- **Two Double Bedrooms**
- **Two En Suites**
- **Private Terrace Garden**
- **Carport & Allocated Space**
- **Walk To The Station**
- **Walking Distance To Town**



**Entrance Porch**

**Entrance Hall**



**Open Plan Living Area**

**Private Terrace Garden**

**Kitchen Area 8.03m x 2.23m**

**Carport**

**Lounge Area 4.49m x 4.33m**

**Allocated Parking Space**

**Dining Area 3.70m x 3.40m**

**Agents Note**

**Bedroom One 6.41m x 2.95m (widest points)**

**Council Tax Band: B**

**Lease Length: 118 years approx.**

**Annual Service Charge: £2,388 approx.**

**Annual Ground Rent: £902 approx.**

**En Suite Bathroom 3.20m x 1.44m**

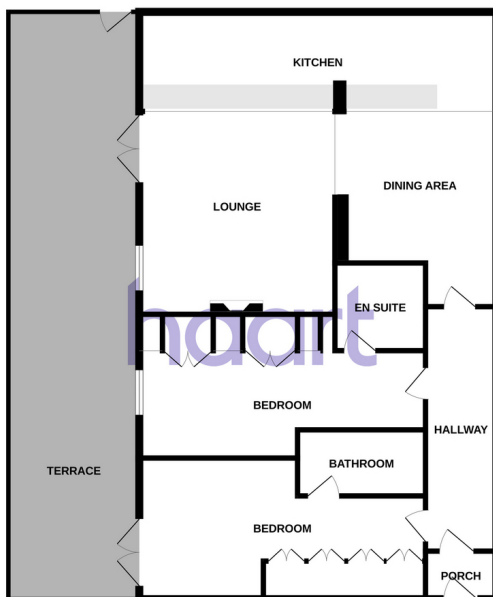
**Location**

**CM8 - Please contact branch for details**

**Bedroom Two 6.41m x 2.37m (widest points)**

**En Suite Shower Room 2.08m x 1.83m**

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 misstatement. 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.  
Made with Merge CAD2

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	<b>77</b>	<b>77</b>
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	<b>79</b>	<b>79</b>
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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