



The Courtyard

Witham

Available immediately. A well-presented, modern first floor apartment located in the heart of Witham.

Features

- Modern first Floor Apartment
- Two Bedrooms
- Open Plan Sitting Room/Kitchen
- Well Presented Throughout
- Well Maintained Communal Gardens
- Modern Bathroom
- Town Centre Location
- Allocated Parking Space
- EPC Band B

Description

A modern two-bedroom first floor apartment ideally positioned in the heart of Witham town centre. The property has easy access to the train station, as well as well as a comprehensive range of amenities.

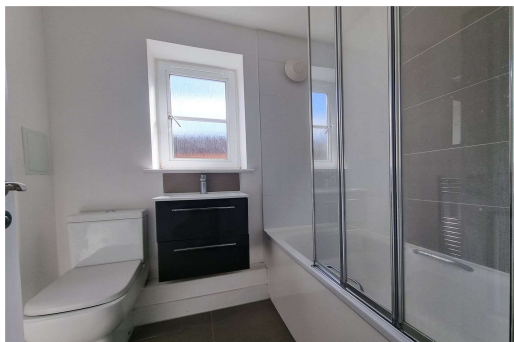
It is in good decorative order both inside the property and throughout the communal areas and there is a pleasant frontage with well-maintained bushes and shrubs together with a small lawn area.

The accommodation includes an open-plan living and kitchen area with fitted appliances including a fridge freezer, washing machine, dishwasher, oven, hob and extractor. There are, two bedrooms (one single one double), and a modern bathroom suite with bath and shower over. Further benefits include gas central heating, double glazing, and an allocated parking space. Please note parking permits are required.

This apartment offers a convenient and low-maintenance home, perfectly suited for

professionals or commuters, being only a 10 minute walk from the train station.





Accommodation

Sitting Room

4.11m x 3.9m

Kitchen

3.04m x 3.47m

Bedroom 1

3.96m x 2.80m

Bedroom 2

1.9m x 3.01m

Bathroom

1.9m x 1.7m

Services

Local Authority: Braintree District Council

Council Tax: Band: B

Available Services Mains water, Gas, Electricity

EPC Band: B

Location

Nestled at the very heart of Essex, Witham stands as a vibrant town midway between Chelmsford and Colchester. Its central location makes it an attractive choice for those seeking a well-connected and accessible place to live. With a population exceeding 25,000, Witham boasts a blend of old and modern buildings. The town's architectural tapestry includes bustling shops,

cafes, and restaurants, providing a diverse range of amenities for residents.

It is well-connected by rail, served by the Witham railway station on the London Liverpool Street to Ipswich main line. Commuters benefit from a convenient 40–45 minute train ride to Liverpool Street, with the station also serving as the junction for the Braintree branch line to Braintree, Braintree Freeport, Cressing, and White Notley. The town is strategically positioned on the A12 trunk road, linking Chelmsford and Colchester.

There are two secondary schools, Malting's Academy and New Rickstones Academy, both integral parts of the AET academies chain. Additionally, a range of primary schools, including Templars, Holy Family Catholic School, Howbridge, Powers Hall, Rivenhall CoE, and more, contribute to the town's robust educational offerings. In addition, there are numerous leisure facilities including, playing fields, a skateboard park, a football club, and a rugby club cater to sports enthusiasts. The leisure centre, complete with swimming pools, reflects the town's commitment to an active lifestyle. There are also various clubs and organizations, spanning all ages and interests.

Witham comes alive with a series of annual events, these include, Witham Open Gardens and Medieval Fayre to the Carnival, Witham International Puppet Festival, Charity Firework Display, and the Town Carol Service, residents have ample opportunities to engage in community celebrations.

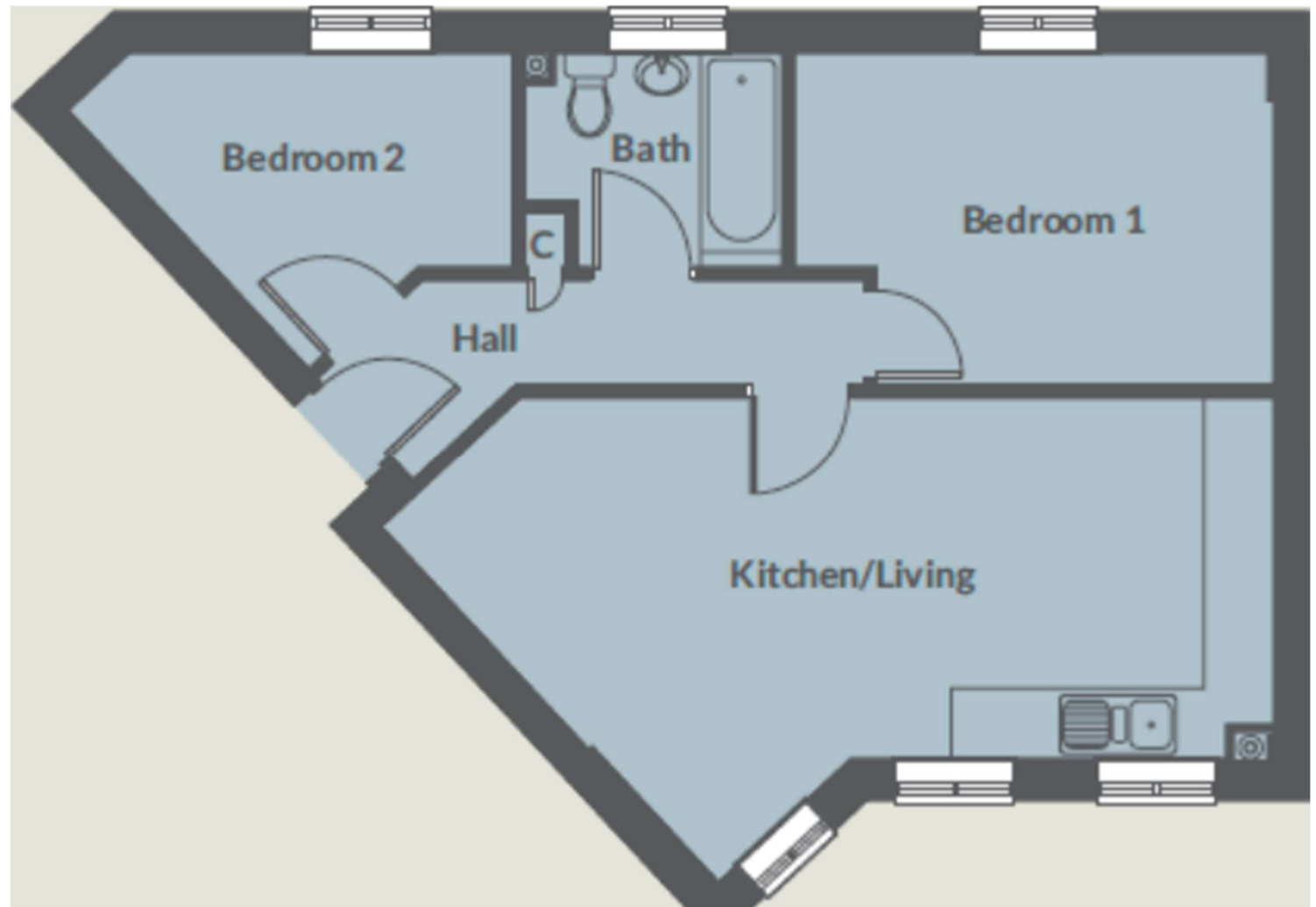
Discover the dynamic blend of history, education, connectivity, and community that Witham has to offer – a town that truly captures the essence of Essex living.

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