

**Beresfords** | Est 1968



Beresfords

**Asking Price £140,000**

**Leasehold | 2 Bed | 1 Bath | Flat/Apartment | Ground Floor | Council Tax Band A | EPC To be confirmed | Ref WIS260032**

# Forest Road Witham CM8 2PS

2 bedrooms, ground floor flat, modern kitchen, spacious living area. Communal gardens, secure entry system. Close to amenities and transport links. Ideal for professionals or small families. Book a viewing today!

- TWO DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- LARGE COMMUNAL GARGENS
- CLOSE TO WITHAM RAILWAY STATION
- CLOSE TO WITHAM TOWN CENTRE
- CHAIN FREE
- IDEAL FIRST TIME BUY OR INVESTMENT
- VIEWING RECOMMENDED
- DOUBLE GLAZING THROUGHOUT



Scan the QR code for full details and key information on this property.





## Beresfords - Witham Sales

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Witham  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Service Charge

88.20 per month charge

Lease Length: 88 Years

### Ground Rent

£469.34

Ground Rent paid 6 monthly £234.67

## 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 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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