

A three-story brick house with a dark tiled roof. The house features a prominent bay window on the left side, a central entrance with a white door, and several other windows. The front garden is green and includes a wooden pergola structure on the left. The sky is blue with some clouds.

**CURTIS O'BOYLE**

Sales & Lettings

**Foster Court, Witham**

CM8 2TQ



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£195,000

Ground floor retirement apartment for the over 60's overlooking the communal gardens. Positioned at the end of the block giving unique private access onto the gardens from the lounge door. Accommodation includes two double bedrooms with wardrobes, shower room, good size lounge and fitted kitchen. Electric heating and double glazing. Security entry phones, safety pull cords. With the development there is a site manager, communal lounge and laundry facilities.

**ENTRANCE HALL** Timber entrance door from communal hallway. textured and coved ceiling, airing cupboard, large walk in cupboard.

**LOUNGE** 15' 11" x 11' 5" (4.85m x 3.48m) + bay. Double glazed door and windows in bay leading to communal gardens, textured and coved ceiling, wall mounted electric heater, arch to kitchen.

**KITCHEN** 7' 4" x 6' 9" (2.24m x 2.06m) Textured and coved ceiling, range of fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, electric cooker, fridge/freezer, tiled splashbacks.

**BEDROOM ONE** 14' x 8' 11" (4.27m x 2.72m) inc wardrobes. Double glazed window to rear aspect overlooking gardens, wall mounted electric heater, textured and coved ceiling, built in wardrobes.

**BEDROOM TWO** 15' 11" x 7' 11" (4.85m x 2.41m) inc wardrobes. Double glazed window to rear aspect overlooking gardens, wall mounted electric storage heater, textured and coved ceiling, built in wardrobes.

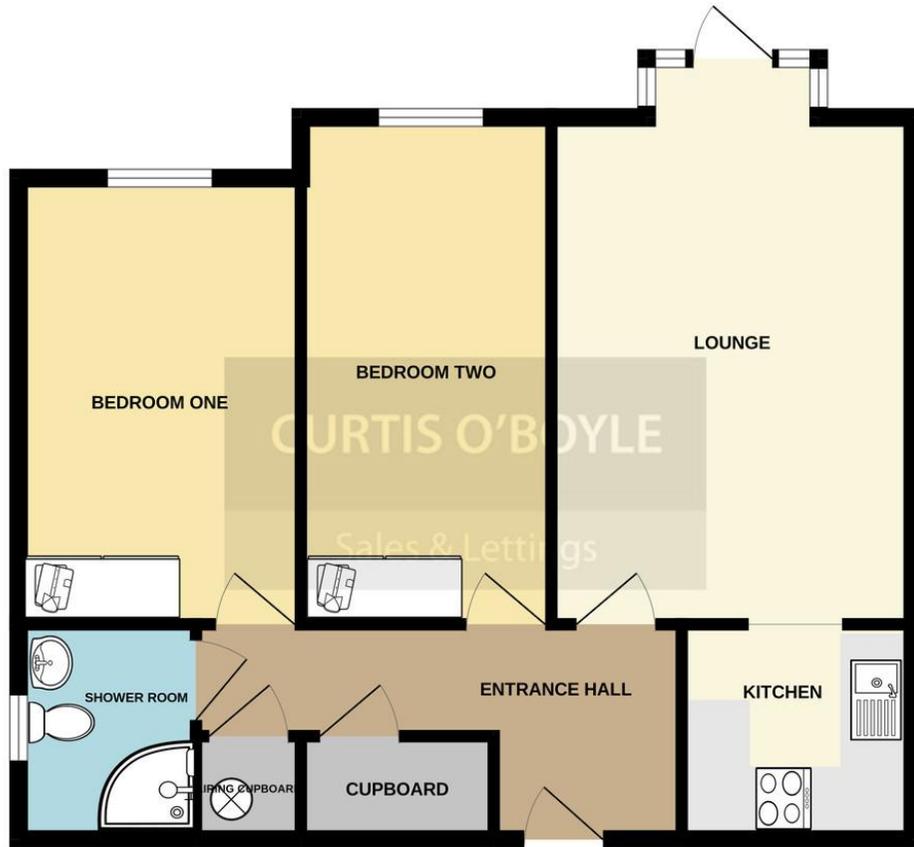
**SHOWER ROOM** 6' 8" x 5' 7" (2.03m x 1.7m) Obscure double glazed window to side aspect, heated towel rail, fitted shower cubicle, close coupled WC, vanity wash hand basin, tiled wall and floor, textured and coved ceiling, extractor fan.

**EXTERIOR** Communal garden laid to lawn with paved seating areas. Communal Parking.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



Awaiting EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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