



- Outstanding Over 55's Apartment
- Town Center Location
- Large Living Room
- Fitted Kitchen
- Generous Bedroom With Built In Wardrobe
- Three Piece Bathroom Suite
- No Chain

Flat 8 Maldon Court, Maldon Road, Colchester, Essex. CO3 3AH.

Situated in a prime position within Colchester's Town Centre, is this spacious one bedroom over 55's apartment, offering any prospective purchaser a beautiful apartment, in a secure location and with a sense of community. Located on the ground floor, highlights of this apartment include a welcoming entrance hall with storage cupboards, large living room, fitted kitchen, tiled bathroom suite and spacious master bedroom with a built in wardrobe.



Property Details.

Ground Floor Apartment

Entrance Hall



Secure entry system, warden assistance cord and voice panel, storage cupboard, entrance door to front aspect, storage heater, further doors to:

Living Room



17' 11" x 10' 08" (5.46m x 3.25m) Variety of communication input/outputs, UPVC windows to front, warden assistance cord, wall mounted electric heater, open plan to:

Kitchen



9' 3" x 6' 0" (2.82m x 1.83m) Range of base and eye level units with working surfaces over, tiled splash backs, inset electric fan assisted oven and grill, inset electric hob with extractor fan over, space under counter for fridge/freezer, extractor fan.

Bedroom



UPVC windows to front aspect, fitted wardrobes, warden assistance cord, communication input/outputs.

Property Details.

Bathroom



Fully tiled bathroom suite comprising of panel bath with over head shower and curtain, W.C, wash hand basin, extractor fan, warden assistance cord, towel rail.

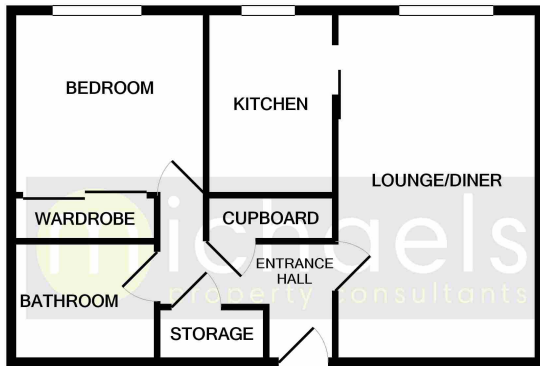
Lease Information



We have been advised by our client that the property is offered on a leasehold basis and the service charge is payable at £245 per month. The service charge includes water rates, building insurance and on site assistance. The ground rent is payable at £138.92 every six months. We do however advise that this information is confirmed by any prospective purchasers legal representative.

Property Details.

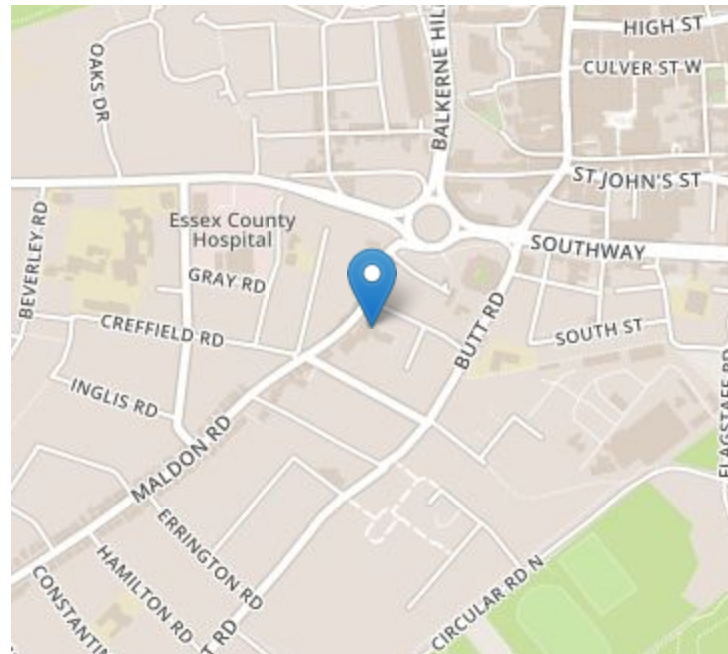
Floorplans



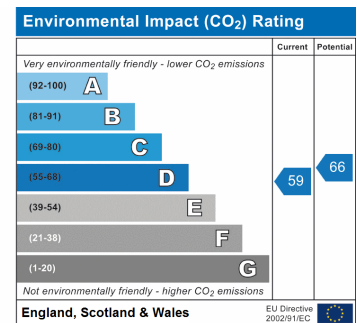
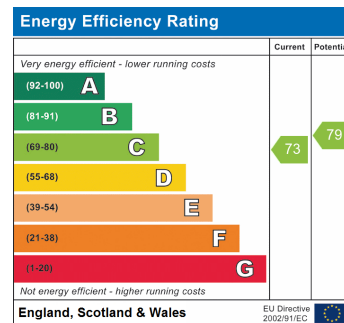
TOTAL APPROX. FLOOR AREA 463 SQ.FT. (43.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.