

D'arcy Court, Maldon, Essex

£290,000



- Spacious ground floor apartment
- Convenient location close to Maldon town centre.
- Quiet tucked away position off Park Road
- Modern, light and airy accommodation
- Open plan living/kitchen/dining room with French doors opening onto communal gardens
- Two bedrooms, modern en-suite and modern bathroom
- Allocated parking space
- EPC rating - C



Introduction

This modern ground floor apartment can be found within this sought after development, within close proximity of Maldon town centre. The property is situated in the smaller second block of Darcy Court with the benefit of fronting the quiet Park Road. Offered for sale with no onward chain, this light and airy property offers good-sized accommodation and is well-presented throughout. The property offers an open plan living/dining/kitchen, two bedrooms, en-suite to bedroom one as well as a principal bathroom. Outside there are communal gardens and one allocated parking space. The property benefits from gas central heating. Being ground floor the property benefits from having direct access to the communal gardens from the living room French doors.



Local area

As we have previously mentioned, the apartment is situated close to Maldon High Street and can be found just off Fambridge Road. Maldon is a historic market town that offers a good range of shopping and recreational facilities. For the commuter, Hatfield Peverel station can be found within 6 miles, providing direct links to London Liverpool Street. The A12 can be reached at the Danbury junction approximately 7 miles away, also providing a Park and Ride service at Sandon.

Accommodation Comprises

Communal entrance

Security intercom, communal hallway leading to private front door.

Private entrance hall

Radiator, two storage cupboards, doors to living room, bedrooms and bathroom.

Open plan living/dining/kitchen

16' 1" x 26' 9" (4.90m x 8.15m) Measurements to maximum points. A large light and bright room. Double glazed windows to rear and double glazed window to side. Double glazed French Doors leading into the communal gardens and radiator. Modern fitted kitchen comprising wall





Bedroom One

13' 2" x 13' 6" (4.01m x 4.11m) Double glazed windows to rear, mirror fronted built in wardrobe, door to en-suite, radiator.

En-Suite

Opaque double glazed window to side. Modern suite comprising enclosed shower cubicle, wall mounted wash hand basin, concealed cistern WC, heated towel rail, part tiled walls.

Bedroom Two

8' 8" x 9' 0" (2.64m x 2.74m) Double glazed window to rear, radiator.

Bathroom

Enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, close coupled WC, part tiled walls, radiator.

Outside

Parking and Communal Garden

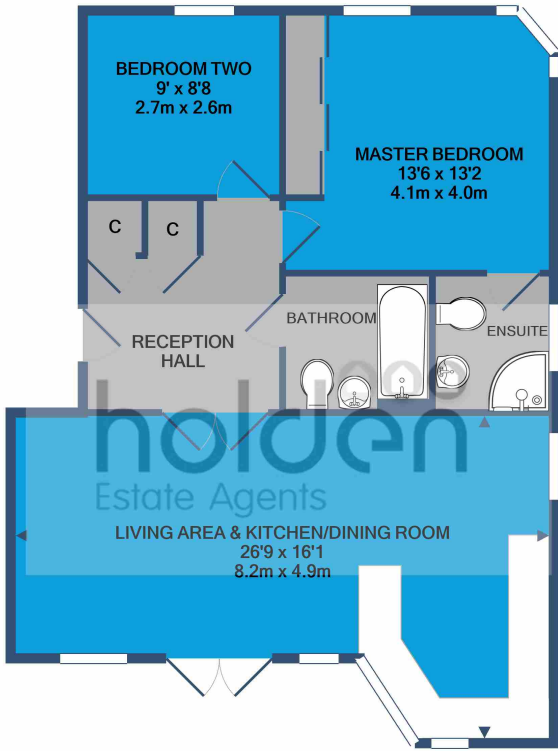
Parking space in gated car park. There are communal gardens to the front of the apartment, as previously mentioned.

Lease information

Leasehold - 125 years from 2006

The seller currently pays £104 per month for maintenance charge and £200 per annum for ground rent. These figures should be used as a guide. Please ask your legal representative to confirm for you.

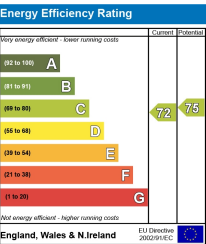




TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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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ENERGY GRAPHS

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Energy Impact Rating

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Every effort has been made to ensure that consumers are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must have information verified by their own solicitors or other advisers. These details form part of our database, which is protected by database rights and copyright laws. No unauthorised copying or distribution without permission.

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