

High Street, MALDON, Essex

£250,000



- No onward chain
- Retirement bungalow
- Private rear garden
- Adjoining Maldon High Street
- Close to Promenade Park
- Two bedrooms
- Wet room shower
- EPC rating - F



Located within a retirement development adjoining Maldon High Street is this staggered terraced bungalow. The property itself is situated within a small and quiet mews providing security and privacy. In brief the accommodation comprises; entrance hall, wet room, two bedrooms, a good sized lounge/diner and kitchen. Furthermore the property enjoys it's own rear garden which is rare within retirement properties.

Local Area - As previously mentioned the property is located in the heart of Maldon town centre, offering excellent access to Maldon High Street with its range of shops, cafes, restaurants and bars, as well as access to the famous Hythe Quay with London sailing barges, and Maldon Promenade Park. There are also many local walks from this location, you will be spoilt for choice. Maldon provides easy access to both Witham and Hatfield Peverel station within approx. 6 miles. Road links to Chelmsford, London and Colchester can be picked up via the A12 at Hatfield Peverel.

Entrance Hall

Opaque double glazed window and door to front, storage heater, large airing cupboard, small storage cupboard, emergency pull cord and doors leading to

Lounge/Diner

17' 1" x 9' 8" (5.21m x 2.95m)

Double glazed patio doors to the garden, archway to the kitchen, storage heater and emergency pull cord.

Kitchen

8' 1" x 5' 9" (2.46m x 1.75m)

Fitted with a range of wall and base units, finished with rolled edge work surfaces, inset 1 1/4 sink drainer with mixer tap, washing machine and fridge/freezer, fitted combi-oven, hob, splash backs, access to loft and double glazed window over looking the rear garden.





Bedroom One

13' 7" x 9' 3" (4.14m x 2.82m)

Double glazed window to rear, two emergency pull cords and built-in wardrobes with sliding mirrored doors.

Bedroom Two

9' 4" x 9' 1" (2.84m x 2.77m)

Double glazed box bay window to front, emergency pull cord and built-in wardrobes with sliding mirrored doors.

Wet Room

Opaque double glazed window to front, pedestal wash hand basin, close coupled WC and electric shower. Extractor fan and emergency pull cord.

Outside

Front

Lawn front garden with a wheelchair friendly low gradient pathway to the front door.

Rear Garden

Mainly laid to lawn with flower bed borders, paved patio and right of access to enter or exit over neighbouring garden.

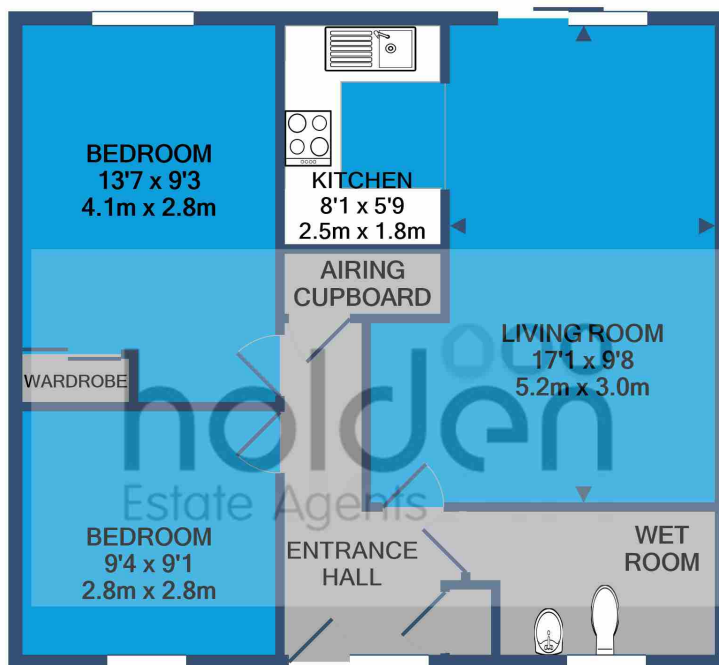
Lease Information

The following information has been provided to us by the seller. Any interested party should seek clarity via their legal representative.

Length of lease remaining approximately 87 years

Ground Rent: £427.00 per annum (paid in two instalments)

Service Charge £3392.50 per annum (paid in two instalments)

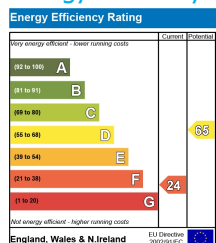


TOTAL APPROX. FLOOR AREA 556 SQ.FT. (51.7 SQ.M.)

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
Made with Metropix ©2021

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.

Maldon Office
15 High Street
Maldon
Essex
CM9 5PE

holden
Estate Agents

Tiptree Office
Crate Tiptree
Kelvedon Road
Tiptree
Essex
CO5 0LX

t. 01621 841 011
e. maldon@holdenestates.co.uk

Available 7 days a week
Monday – Friday 9am – 6pm Saturday 9am – 5pm
Sunday and Bank Holidays 10am – 1pm (phone service)

t. 01621 983 983
e. tiptree@holdenestates.co.uk