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Estate Agents

St Giles Crescent, Maldon, Essex

OFFERS OVER £250,000

- Refurbished and Upgraded
- First floor apartment
- Close proximity to Maldon Town Centre
- Bus Stop outside the property
- Three double bedrooms
- Garage & Parking
- No onward chain
- Energy Certificate: D

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The Property Ombudsman SALES

"GARAGE & OFF PARKING" with this THREE BEDROOM apartment which is located within close proximity to Maldon Town Centre. Internally the property affords SPACIOUS living accommodation including living room, stylish modern fitted kitchen and white bathroom suite. In addition there is gas fired radiator heating, double glazing and plenty of storage cupboards throughout.
The building was individually constructed in the mid 70's and was later converted to two large apartments. Currently the property is being sold with immediate vacant possession.

Location

Located at the start of St Giles Crescent, off Spital Road, conveniently positioned within a brisk walk to Maldon town centre.

Communal entrance door opening to

Communal Hallway
Stairs rising to the first floor, first floor storage cupboard, double glazed window to side, door to:-

Entrance Hallway
Door to living room.

Living Room 14'6 x 10'7 (4.42m x 3.23m).
Double glazed window to front, radiator.

Kitchen 11'5 x 6'10 (3.48m x 2.08m).
Double glazed window to rear. Recently refitted base and wall mounted units, integrated cooker and hob, oak style wood work surface with inset sink unit and under ground tile splash backs, space for appliances.

Master Bedroom 12'3 x 10'2 (3.73m x 3.10m).
Double glazed window to front, built in wardrobes, radiator.

Bedroom Two 12'8 x 7'8 (3.86m x 2.34m).
Double glazed window to rear, radiator.

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

Bathroom
Double glazed window to rear. Bath with chrome shower attachment over, wash hand basin set in to grey cabinet with waterfall tap, WC, radiator, tiled walls.

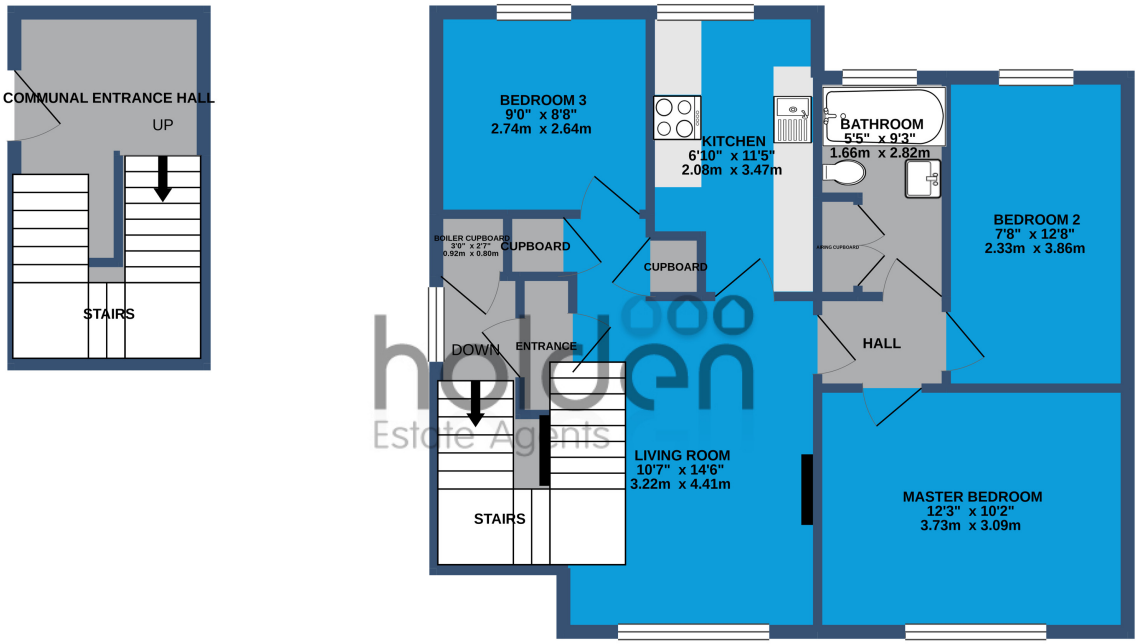
Outside
Communal grounds. Gravel driveway offering plenty of parking. Garage. Enclosed tree line boundaries.

Lease & Service charge Information
Length of lease: We have been advised by our client a new lease extension is currently under negotiation- Specific details are to follow.
Ground Rent: Approx. £50 per annum.
Maintenance: We understand the maintenance of the building & grounds is the responsibility of the residents.
Building Insurance: We understand the annual premium is shared between the two residents. We await copies of the 2021 insurance premium paid.

FLOOR PLAN | St Giles Crescent Maldon CM9 6HS

GROUND FLOOR
119 sq.ft. (11.0 sq.m.) approx.

FIRST FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

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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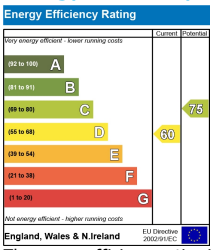
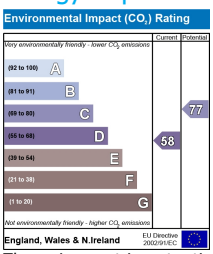
ENERGY GRAPHS

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 impart 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

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