



- Spacious One Bedroom Apartment
- Popular Over 60's Development
- Quiet Town Centre Location
- Direct Views Over Communal Gardens
- UPVC Double Glazing Throughout
- 19' Living Room
- 15' Double Bedroom
- Recently Decorated By The Current Owner

Flat 222 Maldon Court, Maldon Road, Colchester, Essex. CO3 3AH.

A spacious, beautifully maintained one bedroom retirement apartment set within this highly sought after development, within striking distance of the Town Centre. The property enjoys direct views over the building's array of beautiful communal gardens and truly is a must see. Maldon Court itself is a development designed for the over 60's and boasts independent living combined with an array of excellent communal facilities. Internally the property has been recently updated and decorated by the current owner and as agents we would strongly recommend an internal viewing to appreciate the quality of accommodation on offer. The property further benefits from a lease extension which currently sits at 104 years remaining.



Property Details.

Second Floor

Entrance Hall

Storage heater, built in double storage cupboard, telephone entry point, doors to:

Living Room



19' 6" x 11' (5.94m x 3.35m) Newly fitted electric heater, UPVC box bay window to rear overlooking communal gardens, doorway to:

Kitchen



8' 6" x 8' (2.59m x 2.44m) Vinyl flooring, range of fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric oven and hob with extractor hood above, space for washing machine and fridge/freezer, inset sink unit left hand drainer.

Bedroom

15' x 9' 4" (4.57m x 2.84m) Storage heater, UPVC window to rear, built in mirror front sliding wardrobes.

Shower Room



Vinyl flooring, heated towel rail, low level WC, pedestal hand wash basin, walk in double shower unit with fully tiled surround and integrated shower, wall mounted electric heater, UPVC window to side, extractor fan.

Property Details.

Communal Gardens



As previously mentioned Maldon Court itself is situated in a highly desirable location, within the heart of Colchester Town Centre. The building itself enjoys communal facilities such as a library and living room. Outside, the property boasts an array of beautiful communal gardens which the residents can enjoy at their leisure whilst knowing that they are all maintained to a wonderful standard. There is also a vast array of parking available for residents and visitors alike.

Agents Notes

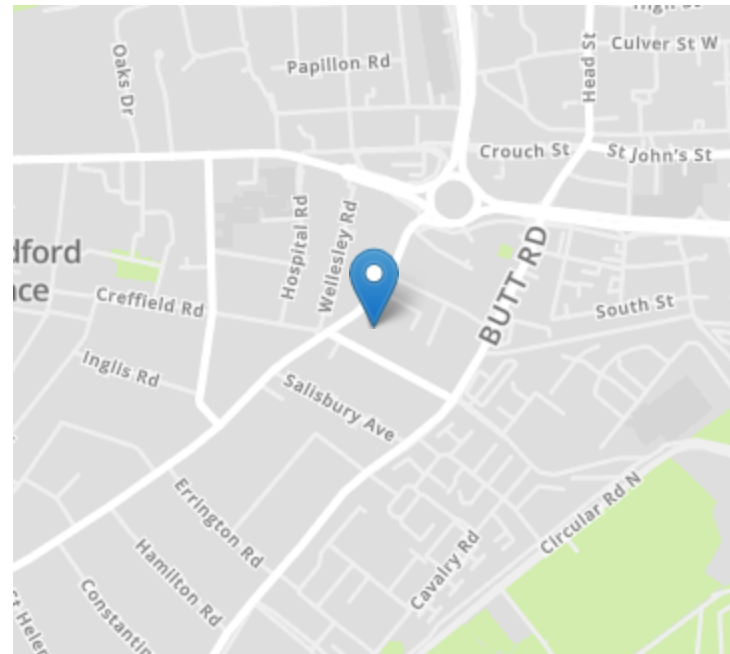


We have been advised by the seller that the lease length remaining is 104 years. This in fact has just been renewed by the current owner at their own expense. There is a service charge of approximately £225.00 Per Annum, with a ground rent of £139.00 payable every 6 months. We do however advise that all interested parties confirm this information with their respective solicitors, at an early stage of conveyancing.

Property Details.

Floorplans

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.