

Wantz Haven, Princes Road, Maldon, Essex

£188,000



- Large first floor retirement maisonette
- Two bedrooms
- Generous lounge
- Kitchen/Diner
- Re-fitted shower room
- Stair lift
- immediate access to the communal grounds
- No onward chain
- EPC - TBC



Available for the first time since new and offered for sale with the benefit of no onward chain is this first floor maisonette. Located on the sought after Wantz Haven retirement development and situated within close proximity to Maldon High Street and doctors surgery. In brief the well proportioned accommodation of a rare design comprises; two bedrooms, a generous lounge, kitchen/diner and a re-fitted shower room. Additionally there is a stair lift and immediate outside access to the communal gardens. On-site facilities include residents and visitors parking and also a residents lounge.

Location - The property is perfectly placed to enjoy town centre living at its best, with easy access to Maldon High Street providing a range of shops, restaurants and cafes, as well as being just a short distance from The Promenade Park and Hythe Quay.

Ground Floor

Entrance Hall

Double glazed window to side and stairs rising to first floor. (Stair lift fitted).

Landing

Access to loft space, stairs to the ground floor entrance, large airing cupboard with replacement hot water cylinder. Emergency pull cord system. Doors leading to:

Living Room

16' 3" x 12' 5" (4.95m x 3.78m)

Double glazed window to front, over stairs cupboard, storage heater and door to:

Kitchen/Diner

16' 5" x 7' 11" (5.00m x 2.41m)

Double glazed window to front, fitted with a range of wall and base units, finished with rolled edge work surfaces, inset sink drainer with mixer tap, fitted eye level oven, hob with extractor above, tiled splash backs, washing machine to remain. Storage heater.





Shower Room

Re-fitted suite comprising; large shower cubicle with a sliding glass door, basin unit with work top and mixer tap. Under sink cupboard, low level WC with concealed cistern, extractor fan, part tiled walls, emergency pull cord, shaver point, electric fan heater and heated towel rail.

Bedroom One

12' 4" x 9' 0" (3.76m x 2.74m)

Double glazed window to rear, fitted double wardrobes and storage heater.

Bedroom Two

11' 5" x 8' 6" (3.48m x 2.59m)

Double glazed window to rear and storage heater.

Outside

The property enjoys the use of the communal grounds and gardens. Residents and visitors parking is available on site. Home owners also enjoy the benefit of the communal lounge area providing a social environment. There is also a warden on site.

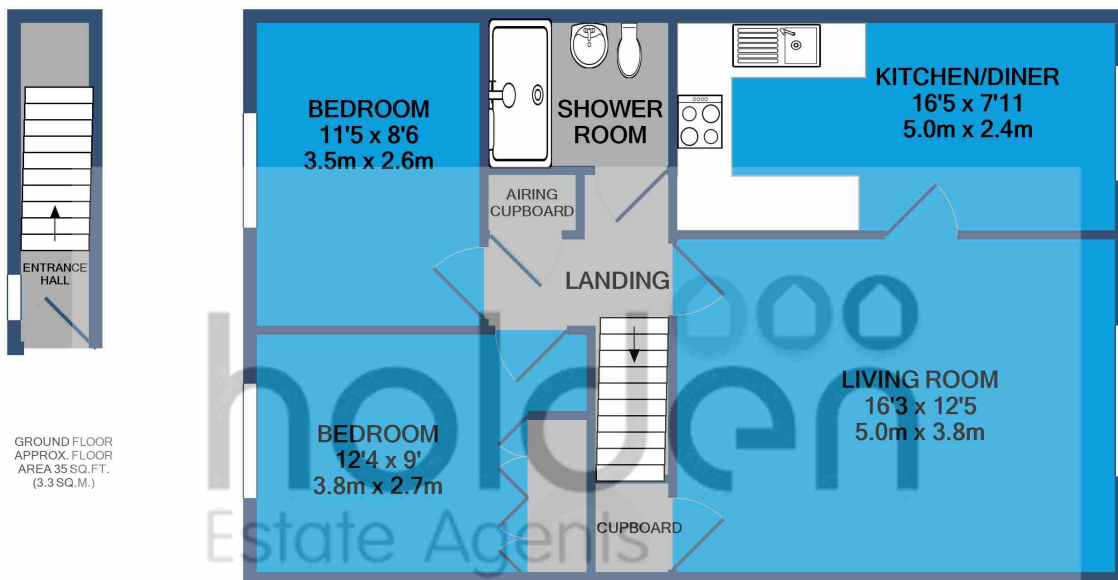
Lease Information

The following information has been provided to us by the seller, buyers should seek clarity via their legal representative.

Length of lease: 125 years from January 1989

Service Charge: £1885.92 per annum

Additional service charge payments have been made in a previous year in contribution towards a programme of extensive external works which will be carried out in the near future. We believe this includes decoration of windows and replacement of gutters amongst other external improvements.



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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