

High Street, MALDON, Essex

£140,000



- No onward chain
- Ground floor maisonette
- Garden access from the living room
- Retirement property off Maldon High Street
- One bedroom
- Close to Promenade Park
- EPC - TBC





This ground floor maisonette, is located within the popular Baker Mews retirement development (just off Maldon High Street) and is being sold with no onward chain. In brief the accommodation comprises; entrance hall, lounge/diner with doors out to the garden, fitted kitchen, bedroom with built-in wardrobes and a bathroom. As mentioned, this property benefits from direct garden access and a private patio, this is a rare feature within the development. Additionally outside there is residents parking as well as access to communal facilities within Baker Mews including communal lounge, laundry room and further gardens.

Local Area - As previously mentioned the property is located in the heart of Maldon town centre, providing 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 Thames sailing barges, and Maldon Promenade Park. All of these location are feasible to walk to and enjoy. Many residents frequent Promenade Park on a regular basis in order to keep active within a beautiful setting. 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.

Ground Floor

#### Entrance Hall

Door to front, built-in cupboard, airing cupboard, storage heater, emergency pull cord and doors leading to:

#### Lounge/Diner

16' 10" x 10' 2" (5.13m x 3.10m)

Patio doors to rear, opening to the gardens, storage heater, emergency pull cord and open to:







#### **Kitchen**

7' 10" x 6' 0" (2.39m x 1.83m)

Double glazed window to front, fitted with a range of wall and base units, finished with rolled edge work surfaces, inset sink drainer, inset hob with extractor above, built-in oven, space for washing machine and fridge/freezer. Tiled splash backs.

#### **Bedroom**

13' 7" x 8' 11" (4.14m x 2.72m)

Double glazed window to rear, emergency pull cord, fitted wardrobes with sliding mirrored doors. Electric heater.

#### **Bathroom**

Opaque double glazed window to front, panel enclosed bath with an electric shower over, pedestal wash hand basin, close coupled WC, tiling to walls and heated towel rail.

#### **Outside**

#### **Garden**

Accessed from the living room and commencing with a private patio with space for a table and chairs, the remainder is laid with lawn with a shingled bed border featuring various established shrubs.

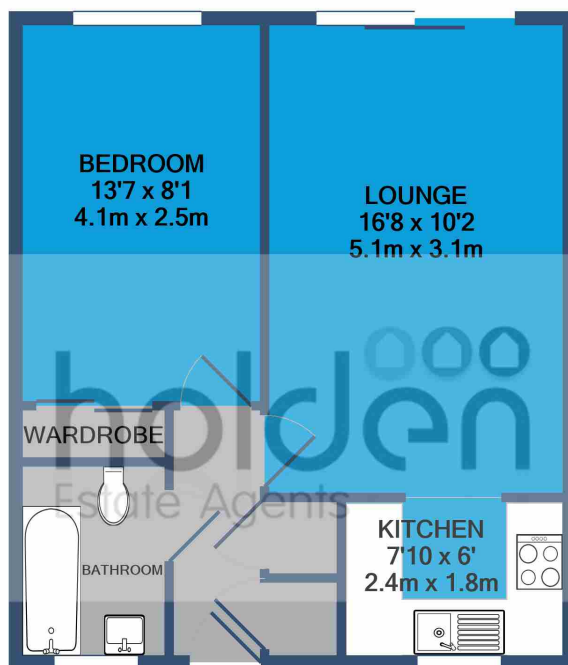
#### **Lease Information**

The following information has been provided to us by the seller, any buyer should seek clarity via their legal representative. The approximate charges areas follows:

Ground Rent: £303.38 per annum

Maintenance charge: £2216.12 per annum

Length of Lease: 60+ TBC



TOTAL APPROX. FLOOR AREA 438 SQ.FT. (40.7 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

Available 7 days a week

Monday – Friday 9am – 6pm Saturday 9am – 5pm  
Sunday and Bank Holidays 10am – 1pm (phone service)

Tiptree Office  
Crate Tiptree  
Kelvedon Road  
Tiptree  
Essex  
CO5 0LX

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

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