



- Sought After Location
- Spacious First Floor Apartment
- Modern Fitted Kitchen & Shower Room
- Communal Garden
- Close to Town Centre and Station
- Over 60's Apartment
- Offered with No Onward Chain

Flat 114 Maldon Court, Maldon Road, Colchester, Essex. CO3 3AH.

Situated in a prime position within Colchester's Town Centre, is this spacious one bedroom over 60's apartment, offering any prospective purchaser a beautiful apartment, in a secure location and with a sense of community. Located on the first floor, with lift access, highlights of this apartment include a welcoming entrance hall with storage cupboards, large living room, fitted kitchen, tiled shower room suite and spacious master bedroom, the property has been refurbished to a high standard. Offered with no onward chain internal inspection is a must.



Property Details.

Entrance Hall

Electric wall mounted heater, airing/storage cupboard, doors, leading to;

Living Room



11' 0" x 11' 2" (3.35m x 3.40m) Two double glazed window to front aspect, electric heater, T.V and phone points, opening onto kitchen.

Kitchen



7' 6" x 8' 5" (2.29m x 2.57m) A range of wall and base units over an area of roll top work tops, inset sink and drainer, electric oven with electric hob and extractor fan above, space for fridge/freezer, plumbing for washing machine, tile splash backs.

Bedroom One



9' 3" x 14' 7" (2.82m x 4.45m) Double glazed window to front and side aspects, sliding mirror wardrobes, electric heater.

Property Details.

Shower Room



Low level WC, wash hand basin, double walk in shower cubical, fully tiled, extractor fan, wall mounted heater.

Leasehold



We have been advised by our client that the property is offered on a leasehold basis with 67 years remaining on the lease. The service charge is payable at £2,400. The service charge includes water rates, building insurance and on site assistance. The ground rent is payable at £240 per annum and it is our understanding that this can be paid in two six monthly instalments. We do however advise that this information is confirmed by any prospective purchasers legal representative.

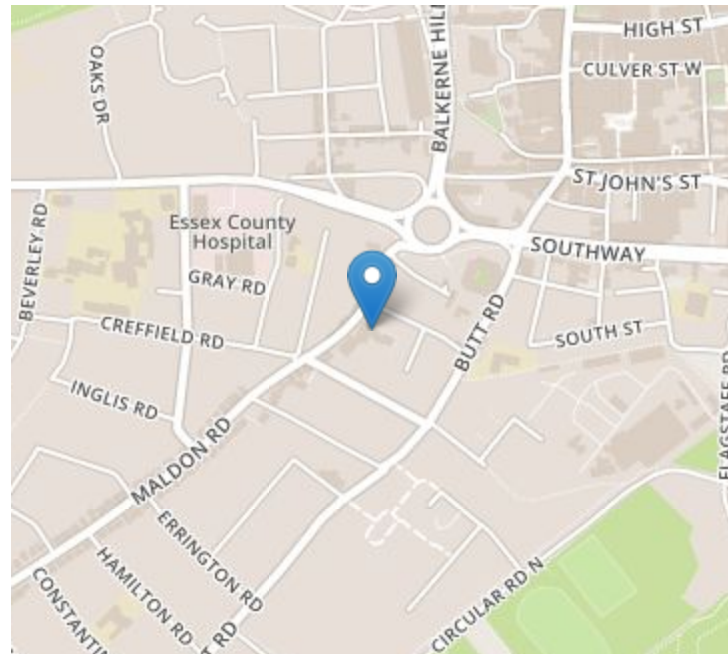
Property Details.

Floorplans

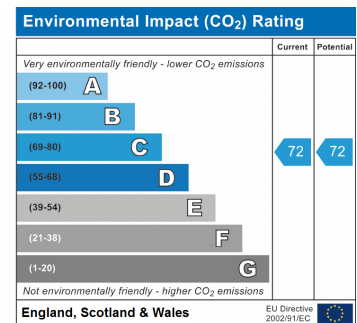
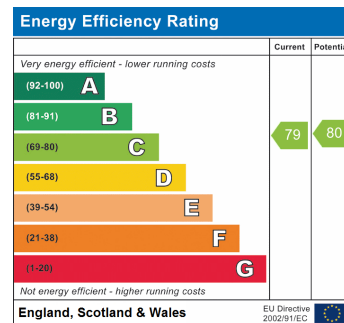


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2017

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.