

Ben Cobey Avenue, Maldon, Essex

£250,000



- Modern first floor apartment situated on the recently constructed Limebrook development
- Light and airy accommodation
- Open plan living/kitchen/dining room
- Two bedrooms, en-suite to master and bathroom
- Two allocated parking spaces
- Popular South side of town - convenient for A414 and access to Chelmsford
- EPC rating - B





**Introduction** - Situated to the South of Maldon town, this first floor apartment is light and airy throughout and represents the ideal first purchase or investment. The property can be found on the Limebrook development, and it was constructed by Linden Homes in 2018. Inside, there is a security intercom leading into communal hallway with stairs to the first floor, where this property can be found. Once inside the apartment there is a spacious hallway, large open plan living/kitchen/dining room with square bay window - this really helps to make the apartment as bright and light as it is. There are two bedrooms - bedroom one benefits from an en-suite. There is also a principal bathroom. Outside, the property benefits from two allocated parking spaces.

**Local Area** - As previously mentioned, the property can be found on the Limebrook development which can be found to the South side of Maldon town. Maldon is a historic town that offers a good range of shopping and recreational facilities, including a High Street with a good blend of national and local independent retailers. Maldon sits next to the River Blackwater and no trip to the town is complete before a visit to Maldon Hythe Quay and Promenade Park. For the commuter, the location of this property is excellent for A414 with access to Sandon, Danbury and Chelmsford.

#### **Communal Entrance door**

With security intercom and leading to communal hallway. Stairs to first floor and access to the apartments private entrance door.

#### **Private Entrance Door**

Leading to Hallway.

#### **Hallway**

Two Storage Cupboards, security intercom, radiator.







#### Living/Kitchen/Dining Room

15' 2" x 21' 5" (4.62m x 6.53m) Double glazed square bay window to front and double glazed window to side. Two radiators. Modern fitted kitchen comprising wall mounted cupboards, work surface with sink unit, matching cupboards and drawers under. Built in appliances to remain including oven, hob and extractor fan, built in dishwasher, built in washing machine and built in fridge/freezer.

#### Bedroom One

11' 5" x 11' 11" (3.48m x 3.63m) Double glazed window to side and rear, radiator, door to en-suite

#### En-Suite

Opaque double glazed window to rear. Close coupled WC, enclosed shower cubicle, wash hand basin, radiator.

#### Bedroom Two

8' 0" x 11' 11" (2.44m x 3.63m) Double glazed window to side, radiator.

#### Principal Bathroom

Enclosed bath with mixer tap and shower attachment, close coupled WC, wash hand basin, radiator.

#### Outside

#### Parking

The apartment benefits from two allocated parking spaces, which can be found close to the property.

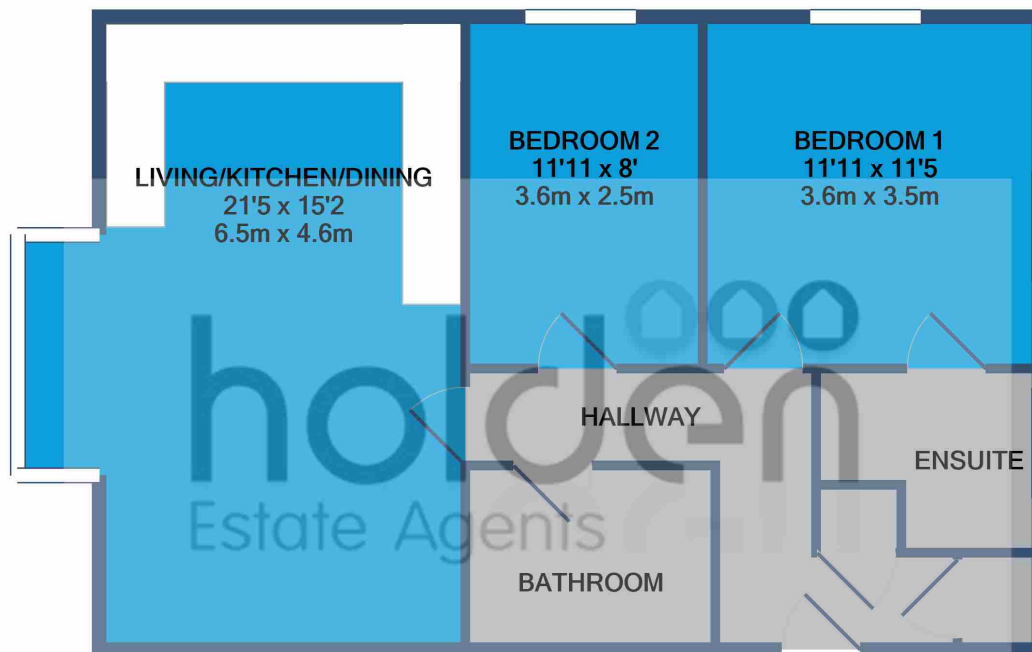
#### Leasehold Information

Length of Lease remaining - 147

Annual Ground Rent £150 per annum

Annual Maintenance Charge £1,013 per annum

These figures must just be used as a guide. Please ask your legal representative to fully investigate these for you.

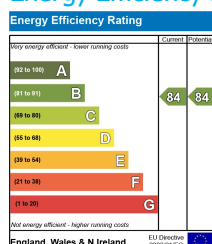


TOTAL APPROX. FLOOR AREA 704 SQ.FT. (65.4 SQ.M.)

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  
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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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