holden
Estate Agents

Quest Place, Maldon, Essex £225,000

- NO ONWARD CHAIN
- MALDON HIGH STREET LOCATION
- PERSONAL & COMMUNAL ENTRANCE DOOR
- TWO DOUBLE BEDROOMS
- STYLISH GROUND FLOOR APARTMENT
- EX-SHOW HOME- HIGH SPEC
- SPACIOUS CONTEMPORARY OPEN PLAN LOUNGE/DINER/KITCHEN
- ALLOCATED PARKING VISIBLE WITHIN THE APARTMENT
- EPC - D

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The Property Ombudsman SALES

STYLISH GROUND FLOOR TWO BEDROOM APARTMENT CONVENIENTLY POSITIONED OFF MALDON HIGH STREET Situated within the desirable "QUEST PLACE" DEVELOPMENT is this LUXURY ex-show home apartment featuring it's OWN PERSONAL ENTRANCE DOOR in to the apartment which is perfect for somebody with restricted mobility, under Floor heating throughout, quality HIGH SPEC flooring, modern white suite bathroom and EN SUITE, two double bedrooms, and CONTEMPORARY open plan lounge/dining/kitchen with bay window. The apartment also has the benefits allocated PARKING which is visible from the master and second bedrooms directly behind the apartment.

Communal Entrance
Security entry phone system, main entrance door to communal hallway, door to apartment.

Apartment entrance hallway
Quality high spec laminate floor, double storage cupboard housing hot water cylinder tank, plumbing and space for washer dryer.

Lounge/diner/kitchen 21'9 x 13'1 (6.60m x 3.98m).
Double glazed feature bay window to front. Personal door opening on to the street. Kitchen area:- Relatively new Smeg microwave & oven and grill, Neff induction hob and extractor hood, built in fridge & separate freezer, range of base and wall mounted units with under cabinet lighting, sink with waste disposal, set in to composite work tops with matching up stands, high spec quality laminate flooring.
Lounge/dining area:- High spec quality laminate floor, double glazed bay window to front, smooth ceilings with down lights., under floor heating.

Main Bathroom
White suite comprising panel enclosed bath with shower above, wash hand basin, WC, ladder radiator, tiled floor, under floor heating.

Master Bedroom 14'0 x 9'9 (4.26m x 2.97m).
Twin double glazed windows to rear with direct view of the allocated parking space. Fitted mirror front wardrobes to one wall, quality high spec laminate flooring, feature wall, door to en suite shower room, smooth plastered ceilings, under floor heating.

En Suite Shower Room
White suite comprising tiled shower cubicle, wash hand basin, WC, chrome ladder radiator, tiled floor, under floor heating.

Guest Bedroom Two 9'9 x 8'7 (2.97m x 2.61m).
Double glazed window to rear with direct view of the allocated parking, quality high spec laminate, under floor heating, smooth plastered ceilings.

Outside
Well maintained communal grounds. Allocated parking space directly behind the apartment. Easy access to Maldon's main high street.

Leasehold Information
Service Charge 2018/19 accounting:-
The current owners have paid an interim advance of (£1030.12) for period 1/9/2019 - 28/2/2020.
Annual Ground Rent: £500 payable on 1st September.
Length of Lease: 150 years from 2007.

The above details are correct currently to the best of our knowledge, however the property will be sold with a Deed of Variation in place which will improve future ground rent charges and sale-ability. Please ask us for more details.

FLOOR PLAN | Quest Place Maldon CM9 5AG

TOTAL APPROX. FLOOR AREA 632 SQ.FT. (58.7 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

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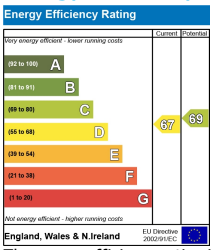
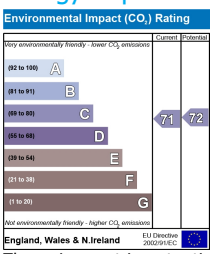
ENERGY GRAPHS

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 impart 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.

ADDITIONAL INFORMATION

Please note that we have not tested any services or appliances in our properties offered for sale and these should be verified by the purchasers. The details do not form any offer or contract. All measurements and floor plans are approximate and are for guidance only. We take no responsibility for errors, omissions and misstatements. The vendors solicitor should be confirmed by the vendors lawyers. No statement in the details is to be relied upon as fact ad the purchaser should satisfy themselves by inspection or otherwise to accuracy of statements within the details. This sheet forms part of our database, which is protected by database rights and copyright laws. No unauthorised copying or distribution without our permission.

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