

Market Hill, Maldon, Essex

OFFERS OVER £525,000



holden
Estate Agents



- Stunning modern town house overlooking the River Chelmer
- Extensive improvements overseen and managed by an interior designer
- Presented to show home standard with no expense spared
- Being offered for sale with no onward chain
- Popular Heritage Quay development
- Three bedrooms, open plan reception room
- Stunning kitchen/dining room, first floor living room with wonderful views
- Two parking spaces, low maintenance rear garden
- EPC rating - C



Introduction - An exciting opportunity to purchase this exceptional town house, that has direct views over The River Chelmer from it's front aspect. The current seller has re-designed the property through a well-renowned interior designer to create an ultra modern residence worthy of its first class location. As the seller has completed the work for themselves, no expense has been spared and this is evident the first time you step into the property. The property is also being sold with the added advantage of no onward chain. Accommodation comprises open plan reception TV room (which could also be converted back into a separate room if required) ground floor cloakroom and fantastic modern kitchen/dining room. On the first floor there is an inviting sitting room with River views, and a double bedroom. On the second floor there are two further bedrooms, including the master with River Views and modern en-suite. There is also a separate shower room. From the second floor landing there is access into the properties very large loft, perfect for storage and offering further potential (subject to planning) Outside, the property benefits from a low maintenance rear garden and two allocated parking spaces. The property further benefits from replacement solid wood double glazed windows, and the property has been recently painted externally. A perfect home for those looking to enjoy town centre living at it's best, or seeking a luxury lock up and leave style residence.

Local Area - The property can be found at the bottom of Market Hill, in the exclusive Heritage Quay development. The River Chelmer is directly in front of you from your front door, and just up the hill is Maldon town centre with its full range of shopping and recreational facilities.





Ground Floor

Open Plan Reception TV Room

9' 4" x 12' 6" (2.84m x 3.81m) An open plan area which could easily be turned back into a separate room such as a bedroom or office. With double glazed window (with River View) to front, entrance door, solid wood flooring, two contemporary radiators, large built in storage, LED mood lighting, stairs to first floor, door to ground floor cloakroom and sound proof sliding glass door to kitchen.

Ground Floor Cloakroom

Concealed cistern WC, wash hand basin, built in cabinetry, LED mood lighting

Kitchen/Dining Room

12' 3" x 12' 8" (3.73m x 3.86m) Double glazed doors to rear and double glazed window to rear. A luxury re-fitted kitchen with LED mood lighting. Wall mounted cupboards, work surface with sink unit (and water softener) matching cupboards below. Built in appliances including two ovens, warming draw, fridge/freezer, washing machine, dishwasher and wine cooler. Contemporary radiator, solid wood flooring.

First Floor

Landing First Floor

With stairs to second floor and doors to living room and bedroom two, solid wood floor and contemporary stair balustrade.

Living Room

12' 6" x 16' 4" (3.81m x 4.98m) With double glazed Juliet doors to front aspect offering wonderful River views, solid wooden floor, contemporary radiator.







Bedroom Two

9' 4" x 10' 4" (2.84m x 3.15m) Double glazed window to rear, radiator, built in wardrobe

Second Floor

Landing Second Floor

Loft access (large loft with ample storage and further potential subject to planning, MegaFlow central heating system housed here too)

Bedroom One

10' 2" x 16' 7" (3.10m x 5.05m) Double glazed Juliet doors to front aspect with River Views. Contemporary radiator, large built in wardrobe, door to en-suite.

En-Suite

Modern re-fitted suite comprising concealed cistern WC, wash hand basin, built in cabinetry, heated towel rail, tiled walls, large walk in shower with remote controlled Aqualisa power shower.

Bedroom Three

7' 11" x 9' 5" (2.41m x 2.87m) Double glazed window to rear, radiator.

Shower Room

Modern suite comprising concealed cistern WC, wash hand basin, built in cabinetry, heated towel rail, tiled walls, shower with remote controlled Aqualisa Power Shower.





Outside

Gardens and Parking

The property benefits from a low maintenance rear garden, perfect for summer entertaining, with artificial grass. The property benefits from two allocated parking spaces and the development also has visitor spaces.

Agents Note

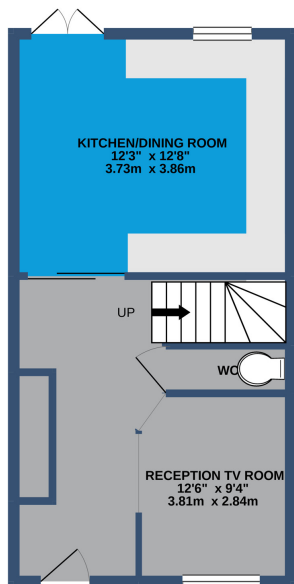
There is an annual service charge for Heritage Quay, which is currently £320 per annum.

Agent Disclaimer

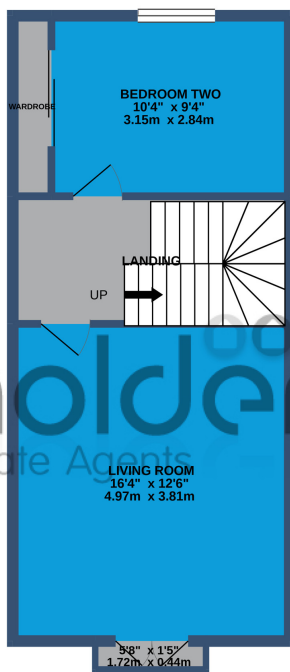
IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

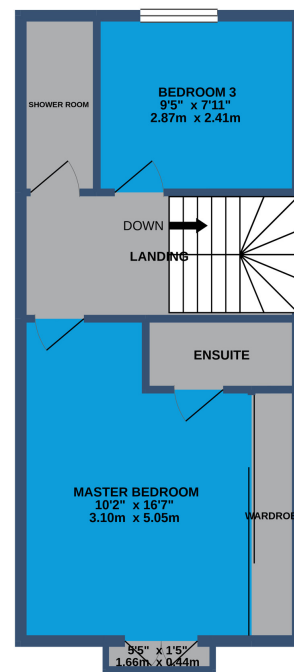
GROUND FLOOR
393 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

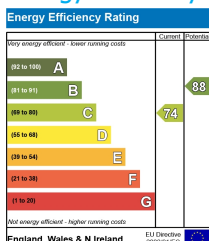


TOTAL FLOOR AREA : 1291 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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



Energy Impact 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.

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.