

D'arcy Court, Maldon, Essex

£240,000



- Top floor apartment (second floor)
- Town centre location
- Modern open plan living
- Two bedrooms
- En-suite and bathroom
- Secure allocated parking space
- Desirable development
- Energy Efficiency Rating: B



Introduction

This modern second floor apartment is located within this sought after town centre development. The property occupies a top floor position benefiting from loft space and views over playing fields. In brief the well-presented accommodation provides, an open plan living/kitchen/dining space, two bedrooms, en-suite to bedroom one and a principal bathroom. Outside there are communal gardens and one allocated parking space which is with and secure private parking area. The property also benefits from gas central heating and replacement boiler in 2016. Ideal First Time Purchase.

Local area - As we have previously mentioned, the apartment is situated close to Maldon High Street and can be found just off Fambridge Road. Maldon is a historic market town that offers a good range of shopping and recreational facilities. For the commuter, Hatfield Peverel station can be found within 6 miles, providing direct links to London Liverpool Street. The A12 can be reached at the Danbury junction approximately 7 miles away, also providing a Park and Ride service at Sandon.

Communal Entrance Hall

Audio entry phone system, personal lockable post box, stairs leading to the first and second floors.

Apartment Entrance Hall

Door to communal hall, entry phone handset, access to loft, storage cupboard, radiator and doors leading to:

Living Room

12' 8" x 13' 4" (3.86m x 4.06m)

Double glazed window to front, large storage cupboard also housing the boiler (replaced 2016). Two Radiators and open plan to:

Kitchen/Diner

13' 6" x 10' 3" (4.11m x 3.12m)

Two Velux windows to the front, fitted with a range of wall and base units, finished with square edge work surfaces. Inset sink drainer with mixer tap, built-in oven, inset hob with extractor above, integrated fridge/freezer and washer dryer, tiled splash backs, under unit lighting.





Bedroom One

16' 4" x 9' 9" (4.98m x 2.97m)

Double glazed window to rear, radiator, fitted wardrobes and door leading to:

En-suite

Suite comprising; corner shower cubicle with curved shower screen, semi pedestal wash hand basin with mixer tap, low level WC with concealed cistern, heated towel rail, extractor fan, light with shaver point and part tiled walls and floor.

Bedroom Two

10' 2" x 7' 2" (3.10m x 2.18m)

Velux window to rear with fitted blind and radiator.

Bathroom

Suite comprising; panel enclosed bath with mixer tap and shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Part tiled walls, tiled floor, radiator and light with shaver point.

Outside

Parking and Gardens

Parking space in gated car park. There are communal gardens to the front and rear of the apartment, as previously mentioned.

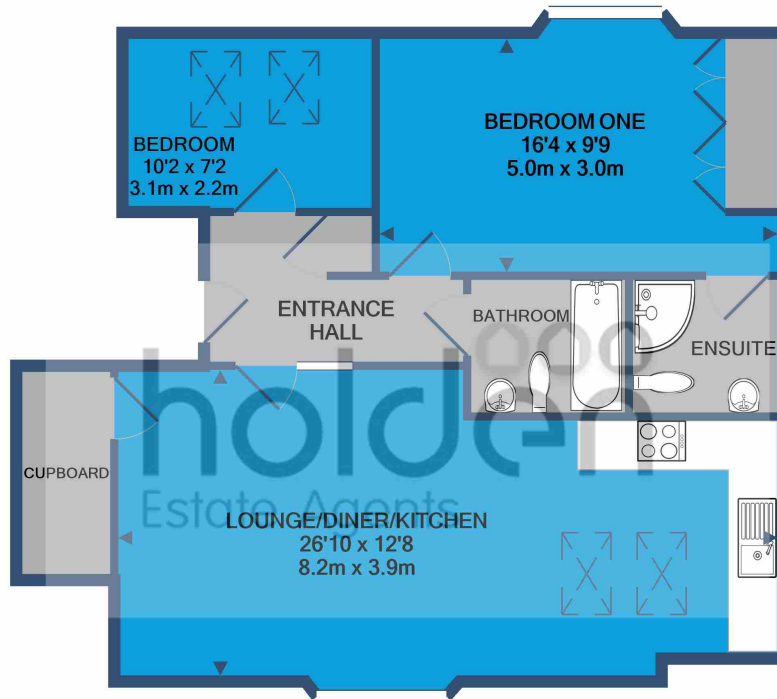
Lease Information

The following information has been provided to us by the owner. These figures should be used as a guide and verified by your legal representative.

Length of Lease Remaining - approximately 110 years

Ground Rent - £200 per annum

Service Charge - £125 per month

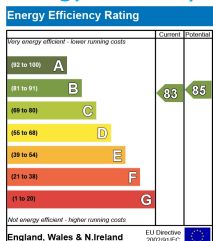


TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.1 SQ.M.)

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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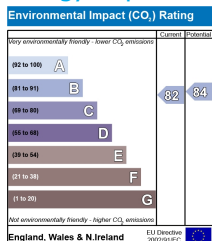
ENERGY GRAPHS

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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Sunday and Bank Holidays 10am – 1pm (phone service)

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