



- Stunning Duplex Penthouse Apartment
- Far reaching views
- Sought After Private Development
- Light and Airy Accommodation
- Living Room, Dining Room, re-fitted Kitchen
- Two Bedrooms - Bedroom One With En-Suite
- Bathroom, Second Bedroom with Study Area
- Striking Belvedere with Breathtaking Views
- EPC rating - Exempt



Introduction

This light and airy duplex apartment is located in the iconic Hill House building, which sits within Hill House Park, off Market Hill. The property has been improved by the current sellers and represents a perfect property for anyone looking to enjoy town centre living. The property also suits anyone looking for a bolt hole / lock up and leave type property. Hill House is a Grade II listed building with a striking external appearance. Hill House Park offers lovely communal gardens which surround the property. Inside, the accommodation comprises communal entrance with stairs that lead to the apartments private door. Once inside there is a hallway, living room and dining room, re-fitted kitchen, bedroom with en-suite as well as a principal bathroom. Stairs from the hallway lead up to the second bedroom which also has a useful recess perfect for a study area. From this bedroom there are stairs that lead to a Belvedere. As you can imagine with the elevated position this offers truly wonderful views. Outside, as well as the gardens the property also benefits from two parking spaces.



Local area

The property is situated within the heart of Maldon town centre, offering excellent access to Maldon High Street with its range of shops, restaurants and bars, as well as access to the famous Hythe Quay with London sailing barges, and Maldon Promenade Park. There are also many local walks from this location, you will be spoilt for choice. Maldon provides easy access to both Witham and Hatfield Peverel station within approx. 6 miles. Road links to Chelmsford, London and Colchester can be picked up via the A12 at Hatfield Peverel.





Accommodation Comprises

Communal entrance door

With security intercom, stairs leading to private entrance door.

Entrance door leading into Hallway

Radiator, stairs leading to first floor, doors to living room, kitchen, bedroom and bathroom, storage cupboard.

Sitting Room

13' 4" x 15' 4" (4.06m x 4.67m) Sash window to front and two sash windows to side. Far Reaching Views. Radiator, opening through to dining room.

Dining Room

9' 7" x 13' 6" (2.92m x 4.11m) With sash windows to side and rear offering views over communal gardens.

Kitchen

9' 9" x 13' 5" (2.97m x 4.09m) Sash window to side. Modern re-fitted kitchen comprising wall mounted cupboards, work surface with sink unit, matching cupboards and drawers under. Built in double oven, hob and extractor fan, built in fridge/freezer and slimline dishwasher, and space for washing machine.

Master Bedroom

9' 6" x 13' 6" (2.90m x 4.11m) Sash window to front offering wonderful views, radiator, built in wardrobe, door to en-suite

En-Suite

Sash window to side with far reaching views. Enclosed bath with mixer tap and shower attachment, close coupled WC, wash hand basin, enclosed shower cubicle, heated towel rail, part tiled walls.







Bathroom

Sash window to front with wonderful views Panel enclosed bath with mixer tap and shower attachment, close coupled WC, wash hand basin, radiator, part tiled walls.

First Floor

Bedroom 2

15' 8" x 26' 4" (4.78m x 8.03m) Overall floor area - some restricted head height. As you enter this room there is a storage area with radiator and door leading into a walk in wardrobe. There are also stairs which lead up to the Belvedere. There is a recess area with large window perfect for a study area and in turn the room leads through to the bedroom area with radiator and door that leads into the walk in wardrobe.

Belvedere

The Belvedere offers panoramic views across Maldon and the surrounding district, which are simply stunning!

Outside

Gardens and Parking

As you enter Hill House Park, Hill House is straight in front of you. To the left of the building there is a parking area where this property benefits from two parking spaces. There are wonderful communal gardens that surround the building. At the back of Hill House there is a path that leads to access on foot to Cromwell Hill.





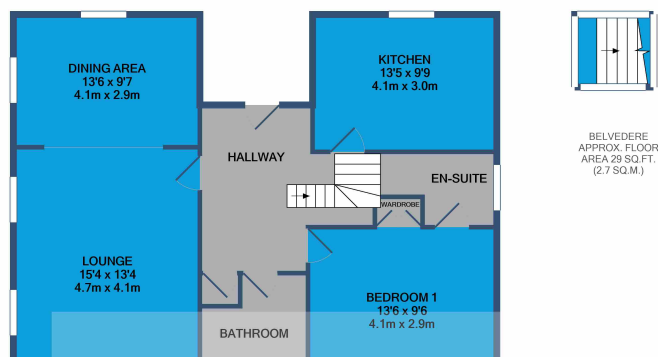
Important information

Tenure - Share of freehold

The seller currently pays £210 per month which covers the maintenance of the building and estate, as well as building insurance. Any buyer must seek clarity on this through their legal representative and these figures should only be used as a guide.

The ground rent is a peppercorn

Length of Lease - 999 years from 1 January 2007



GROUND FLOOR
APPROX. FLOOR
AREA 808 SQ.FT.
(75.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1313 SQ.FT. (122.0 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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