

## MARKET HILL | MALDON | ESSEX | CM9 4AQ



A rare chance to acquire two superb waterfront apartments within this stunning lighthouse style building. The properties are located one above the other offering a unique opportunity to reside in a spacious duplex apartment whilst relatives live below in a 1<sup>st</sup> floor apartment with modern, open plan living accommodation. Both apartments feature balconies and lovely river views whilst being on the doorstep of Maldon's Hythe Quay and a short walk up hill to the High Street. EPC C.





Freehold

**POA**

- Unique Dual Living Opportunity
- Two Spacious Apartments
- Scenic Waterside Location & Views
- Three Parking Spaces
- Share of Freehold
- Open Plan Living Accommodation
- Top Floor Panoramic 'Lantern' Room
- En-Suites to Master Bedrooms

**REF: 464330**



The building is entered via an audible intercom system to a communal entrance hall. Within the building are just three apartments with the subject properties being located on the first and second floors with the feature glass 'lantern' room being on the third/top floor.

## **First Floor Apartment**

### **Entrance hall**

**Open Plan Kitchen/Living Room** (22'3 x 22'3 max): Three Triple Glazed windows inset to a feature curved wall offering panoramic views over Fullbridge Quay and the surrounding area, space for dining table and chairs with door opening to balcony. The kitchen area has extensive range of fitted eye and base level units with integrated BOSCH appliances.

**Bedroom One** (17'4 x 10'8 x 9'8): Overlooking the river with fitted bedroom furniture, door to en-suite shower room with modern three piece white suite.

**Bedroom Two** (14'3 x 9'6)

**Bathroom:** With modern three piece white suite.

**Externally:** The property enjoys an allocated parking space.

## **Second & Third Floor Apartment**

### **Entrance Hall**

**Living/Dining Room** (22'8 x 15'2 x 11'7): Feature curved wall with rear double glazed windows overlooking the river, the dining room opens onto a river view balcony.

**Open Plan Kitchen Area** (9'8 x 7'8): Fitted with a modern range of shaker style eye and base level units with integrated BOSCH appliances.

**Bedroom One** (14'4 x 9'8): Window offering river views, fitted with a range of Hammonds wardrobes, door to en-suite shower room with modern three piece white suite.

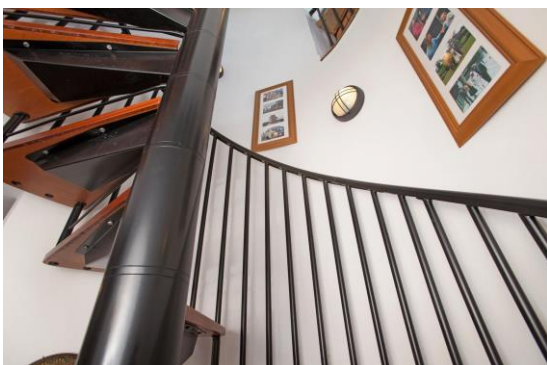
**Bedroom Two** (14'2 x 9'4): Double glazed window to side, fitted wardrobes and chest of drawers.

**Bathroom:** Fitted with three piece modern white suite with Jacuzzi style bath.

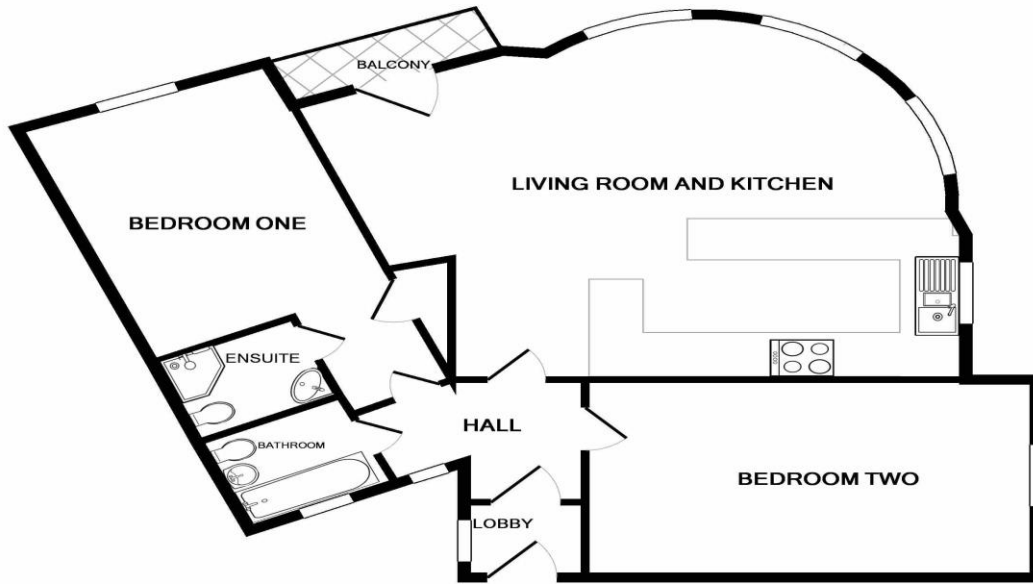
Stairs lead from the hallway to the

**Third Floor 'Lantern' Room** (11' diameter): This stunning and bright circular room offers panoramic views over the river and surrounding area, double doors open to the wrap around balcony.

**Externally:** The property benefits from two allocated parking spaces on the Quayside, tenure share of freehold.



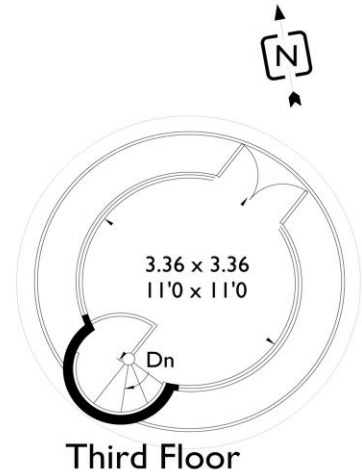
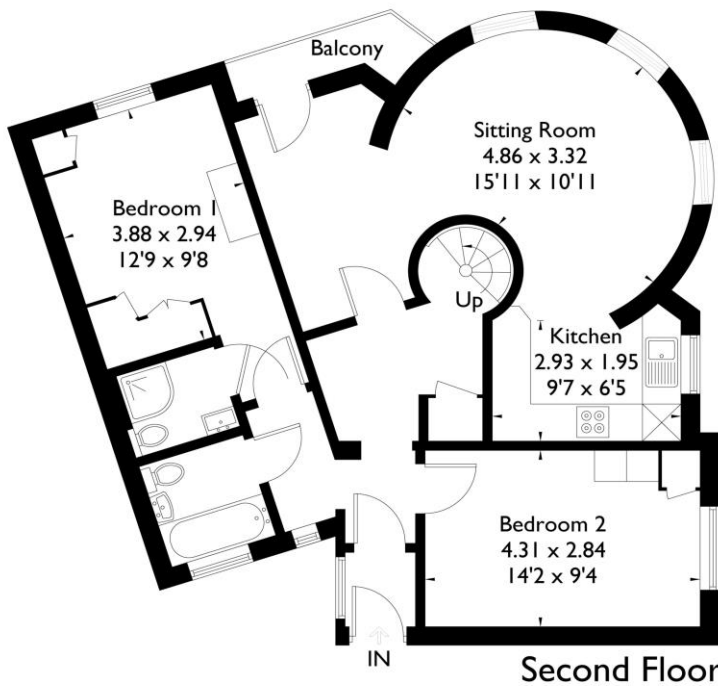




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## Market Hill, Maldon, CM9 4QA

Approximate Gross Internal Area = 86.5 sq m / 931 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.