



St. Marys Court Mill Road, MALDON CM9 5FT

Welcome to

St. Marys Court Mill Road, MALDON

UNIQUE AND STYLISH, this MODERN DUPLEX APARTMENT is located a short walk from Maldon's historic High Street and SITUATED OVERLOOKING PROMENADE PARK TO THE REAR, with an IMPRESSIVE MASTER BEDROOM on the upper floor, ALLOCATED PARKING and offered with NO ONWARD CHAIN.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Covered porch area, communal entrance door to :-

Communal Hallway

Stairs to first floor where property is located, entrance door to :-

Hallway

Stairs rising to second floor, electric radiator, doors to :-

Lounge / Kitchen

20' 4" x 10' 4" Max (6.20m x 3.15m Max)
Double glazed UPVC windows to rear overlooking Promenade Park, modern fitted kitchen comprising sink & drainer set in wood effect work surfaces with acrylic splashbacks and range of eye and base level units, built in oven with hob & extractor over, space for fridge-freezer and washing machine, cupboard housing hot water cylinder. Lounge area with electric radiator and under stairs storage cupboard.

Bedroom Two

9' 7" Plus Recess x 9' 5" (2.92m Plus Recess x 2.87m)
Double glazed UPVC window to front, fitted wardrobes with sliding mirrored doors, electric radiator.

Bathroom

6' 5" x 5' 9" Max (1.96m x 1.75m Max)
White suite comprising panel bath with shower over, low level WC and wall mounted basin, fully tiled walls, heated towel rail, extractor fan.

Second Floor

Landing

Velux skylight window to rear with views over Promenade Park, door to :-

Bedroom One

14' 1" Plus Recess x 11' 8" (4.29m Plus Recess x 3.56m)
Velux skylight window to rear with views over Promenade Park, under eaves storage, electric radiator.

Outside

Front

Shingle frontage retained by brick pillar iron railings with gated access to entrance path.

Parking

Secure gated car park, one allocated parking space within the lease.

Agent Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details



view this property online williamhbrown.co.uk/Property/MLN103696



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms
- Duplex Apartment

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN103696 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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