

Heywood Court Heywood Way, Heybridge Maldon CM9 4AH

### Welcome to

## **Heywood Court Heywood Way, Heybridge Maldon**

IDEAL FIRST TIME BUY, located in the popular Heybridge area within reach of LOCAL SHOP, this STYLISH AND WELL PRESENTED first floor apartment boasts a GENEROUS DOUBLE BEDROOM, modern kitchen and shower room and enjoys LOW GROUND RENT AND SERVICE CHARGE.













#### **Communal Entrance**

Communal entrance door to :-

#### **Communal Hallway**

Stairs to first floor, door to property leading to :-

#### **Entrance Hall**

Two storage cupboards, one housing electric boiler, radiator, doors to :-

#### Lounge

13' 8"  $\bar{x}$  11' 9" ( 4.17m x 3.58m ) Double glazed UPVC window to front, radiator.

#### **Kitchen Breakfast Room**

12' 5" x 7' 7" ( 3.78m x 2.31m )

Double glazed UPVC window to rear overlooking communal gardens, modern fitted kitchen comprising one and a half bowl sink & drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units with built in cooker and hob, space for further appliances, radiator.

#### **Bedroom**

13' 8" x 8' 6" (  $4.17m \times 2.59m$  ) Double glazed UPVC window to front, radiator.

#### **Shower Room**

Double glazed UPVC window to rear, modern white suite comprising tiled shower cubicle, low level WC and hand basin set in Shaker style vanity unit, chrome heated towel rail.

#### Outside

#### Front

The front of the property is a lawned communal garden and communal car parking area. Side access leads to the communal entrance.

#### **Communal Gardens**

To the rear of the development is a lawned communal garden partially enclosed by panel fence, with rights granted to use for recreational use and clothes drying.

#### **Lease Details**

125 years from 5th September 1988 (89 years remaining)
Annual Ground Rent £10
Annual Service Charge £580





### Welcome to

## **Heywood Court Heywood Way, Heybridge** Maldon

- One Bedroom Apartment
- Low Rates
- Well Presented Throughout
- Communal Garden & Parking
- Central Heating

Tenure: Leasehold EPC Rating: E

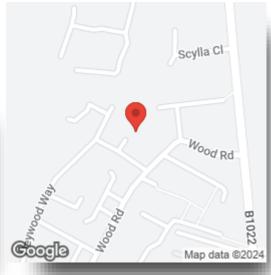
This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

# £165,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN103897



Property Ref: MLN103897 - 0002 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.



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