



Market Hill, Maldon CM9 4QA



welcome to

Market Hill, Maldon

Located on Maldon's HISTORIC MARKET HILL is this BEAUTIFULLY PRESENTED deceptively spacious Grade II listed PENTHOUSE APARTMENT, boasting a 32ft OPEN PLAN LIVING SPACE and TWO DOUBLE BEDROOMS with ensuite to Master, and comes with your own PRIVATE CELLAR and ALLOCATED PARKING SPACE.



Entrance Hall

Door to entrance hall, spotlights, radiator.

Lounge / Kitchen / Diner

32' 7" x 12' 2" (9.93m x 3.71m)

Lounge

Large dormer windows to front, loft access, feature brick chimney breast, open to :-

Kitchen Dining Area

Large dormer window to front, fitted kitchen comprising sink & drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units. Integrated Bosch oven with gas hob and extractor over, integrated fridge freezer and dishwasher.

Bedroom One

13' 4" x 10' 7" (4.06m x 3.23m)

Window to rear with picturesque views, radiator, door to :-

Ensuite

White suite comprising shower cubicle, low level WC and pedestal hand wash basin, built in storage cupboard, part tiled walls.

Bedroom Two

13' 3" x 9' 9" (4.04m x 2.97m)

Window to rear with picturesque views, feature brick chimney breast, cupboard housing boiler, loft access, radiator.

Bathroom

White suite comprising panel bath, low level WC and pedestal hand wash basin, part tiled walls, radiator.

Outside

Front

Street access with two way audio door entry system.

Parking

One allocated parking space with additional permit visitor spaces along the quayside, one permit available.

Garden

Courtyard communal garden, steps leading to main entrance and additional entrance to secure cellar storage area.

Storage Room

The property benefits from a secure storage room within the cellar of the building, accessed from the rear of the property.



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- Two Double Bedrooms
- Spacious Penthouse Apartment
- Grade II Listed
- Allocated Car Parking Space
- Close to River Walks

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN103942 - 0004

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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