



Newnham Green, Maldon CM9 6HZ

Welcome to

Newnham Green, Maldon

****GUIDE PRICE £225,000 - £240,000**** A WELL PRESENTED OVER 60'S BUNGALOW situated in the desirable Newnham Green within WALKING DISTANCE OF MALDON TOWN CENTRE with its wealth of amenities, boasting MODERN KITCHEN & SHOWER ROOM and offered with NO ONWARD CHAIN.



Entrance Porch

Covered porch area, part glazed door to :-

Entrance Hall

Built in cupboards, storage heater, doors to :-

Lounge

14' 10" x 10' 5" (4.52m x 3.17m)

Double glazed UPVC patio door to rear, storage heater, sliding door to :-

Kitchen

7' 10" x 5' 11" (2.39m x 1.80m)

Double glazed UPVC window to front, fitted kitchen comprising sink & drainer set in roll top surfaces with tiled splashbacks and range of eye & base level units, built in oven, separate hob and space for further appliances.

Bedroom

11' 11" max x 8' 9" (3.63m max x 2.67m)

Double glazed UPVC window to rear, fitted wardrobes.

Shower Room

Double glazed UPVC window to front, white suite comprising shower, low level WC and vanity basin, tiled walls, storage heater and additional panel heater.

Outside

Front

Shingle front garden with bin storage area.

Rear

Patio seating area overlooking communal gardens.

Lease

125 year lease from 1st April 1988

88 years remaining

Annual ground rent £232.24

Annual service charge £2,720.15



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Welcome to

Newnham Green, Maldon

- Generous Bedroom with Fitted Wardrobes
- Patio Doors opening to Patio Seating Area
- Modern Kitchen & Bathroom
- 88 Years Remaining on Lease
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2720.15

Ground Rent: 232.24

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN103927 - 0003

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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