



**High Street, Maldon CM9 5BU**

**Welcome to**

## **High Street, Maldon**

Located in CENTRAL MALDON within a short walk of the popular PROMENADE PARK as well as a wealth of SHOPS AND RESTAURANTS is this modern duplex maisonette boasting MODERN KITCHEN, spacious lounge and two well proportioned bedrooms as well as MODERN BATHROOM.



### Entrance

Covered porch area with part glazed door to :-

### Kitchen

10' 8" x 7' 6" max ( 3.25m x 2.29m max )

Sash window to side, fitted kitchen comprising single bowl sink and drainer set in roll top work surfaces with range of eye and low level units incorporating electric oven, induction hob with extractor over.

Space for washing machine under stairs. Door to staircase rising to first floor accommodation.

### First Floor

#### Landing

Doors to:-

#### Lounge

11' 11" x 10' 2" ( 3.63m x 3.10m )

Sash window to front, electric slimline smart heater, door to :-

#### Bedroom One

11' 10" x 10' 5" ( 3.61m x 3.17m )

Sash window to front, storage cupboard, electric slimline smart heater.

#### Bedroom Two

7' 10" x 7' 4" ( 2.39m x 2.24m )

Sash window to side, electric storage heater.

#### Bathroom

7' 10" x 6' 9" ( 2.39m x 2.06m )

Window to side. Modern white suite comprising panel bath with shower over, low level WC and vanity basin. Heated towel rail.

### Outside

The property is situated on Maldon High Street and offers convenient access to its wealth of shops, restaurants and recreation facilities.

#### Lease

999 year from 1st Jan 2006

No Ground Rent

No Service Charge



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## Welcome to High Street, Maldon

- Duplex Maisonette
- Two Bedrooms
- Town Centre Location
- Long Lease
- Peppercorn Ground Rent

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers over

# £170,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104344 - 0006

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