

**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.

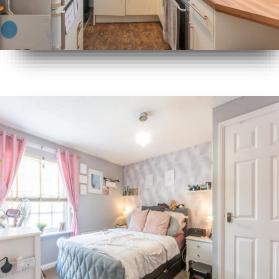












#### **Entrance**

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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# **High Street, Maldon**

- Duplex Maisonette
- Two Bedroooms
- 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

## view this property online williamhbrown.co.uk/Property/MLN104344



Property Ref: MLN104344 - 0006 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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