

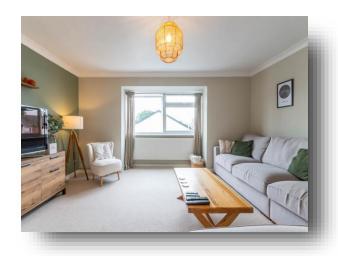
**Blackwater Court Church Street, Maldon CM9 5HW** 

# welcome to

# **Blackwater Court Church Street, Maldon**

Occupying a PRIME POSITION IN THE HEART OF MALDON, close to Maldon's historic Quayside and wealth of High Street amenities, is this SPACIOUS MODERN FIRST FLOOR APARTMENT, boasting TWO DOUBLE BEDROOMS and benefiting from GARAGE IN BLOCK and COMMUNAL PARKING.













#### **Entrance**

Communal entrance door with phone entry system. Stairs rising to first floor. Entrance door to :-

#### **Entrance Hall**

Built in utility cupboard with plumbing for washing machine, doors to :-

### Lounge

15' 6" x 14' 3" into bay ( 4.72m x 4.34m into bay ) Double glazed UPVC window to front, radiator.

### **Kitchen Breakfast Room**

12' 6" x 8' 6" ( 3.81m x 2.59m )

Double glazed UPVC window to front, modern fitted kitchen comprising one and a half bowl sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven with electric hob and extractor over, integrated dishwasher, cupboard housing gas combi boiler, space for fridge freezer, radiator.

#### **Bedroom One**

13' 11" x 11' 11" max ( 4.24m x 3.63m max ) Double glazed UPVC window to rear, built in wardrobes, radiator.

#### **Bedroom Two**

12'  $\times$  11' 8"  $\max$  ( 3.66m  $\times$  3.56m  $\max$  ) Double glazed UPVC window to rear, built in wardrobes, radiator.

#### **Bathroom**

6' 5" x 5' 7" ( 1.96m x 1.70m )

Double glazed UPVC window to side, modern white suite comprising 'P' shaped bath with shower over, low level WC and vanity basin, part tiled walls, radiator.

### Outside

## **Parking**

Communal parking to rear of property.

### Garage

Single garage in block.

### Lease Info

Lease Length: 189 years from 25th December 1969 Remaining Lease: 133 years Ground Rent: £500 per annum Service Charge: Currently £1,008 per annum







## welcome to

# **Blackwater Court Church Street, Maldon**

- Modernised Throughout
- Two Double Bedrooms
- Immaculately Presented
- Garage & Communal Parking
- Close to High Street and Hythe Quay

Tenure: Leasehold EPC Rating: C

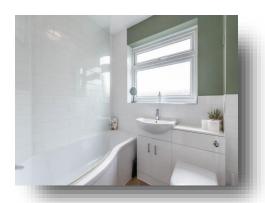
Council Tax Band: A Service Charge: 1008.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104306



Property Ref: MLN104306 - 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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