

Beacon Hill Court Beacon Hill, Maldon CM9 6HR

## welcome to

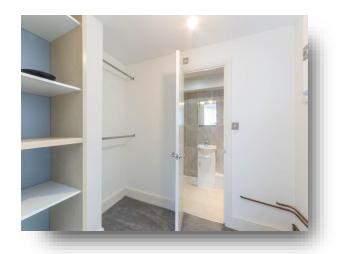
# **Beacon Hill Court Beacon Hill, Maldon**

STYLISH GROUND FLOOR APARTMENT, located just off London Road in WEST MALDON, enjoying FRENCH DOORS ONTO BEAUTIFUL COMMUNAL GARDENS and benefiting from MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE, as well as ALLOCATED PARKING. Offered with NO ONWARD CHAIN













#### **Entrance**

Solid oak door to communal hallway, stairs leading to ground floor, door to:-

#### **Entrance Hall**

Phone entry system, doors to:-

### Lounge/Diner/Kitchen

22' 3" x 16' 5" ( 6.78m x 5.00m )

Double glazed UPVC window and French doors to rear opening onto the communal gardens, modern fitted kitchen comprising of one and half bowl stainless steal sink and drainer, set in roll top surfaces with tiled splashback and range of eye and base level units, built in double oven, separate gas hob with extractor over, built in fridge, freezer, dishwasher and washing machine, radiator.

#### **Bedroom One**

12' 9" x 10' (3.89m x 3.05m)

Double glazed UPVC window to front, radiator, door to:-

## **Dressing Room**

8' Max x 6' 3" ( 2.44m Max x 1.91m )

Double glazed UPVC windows to side, clothes hanging rails, wall mounted combi gas boiler, door to:-

#### **En-Suite**

Modern white suite comprising of a double shower, low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

#### **Bedroom Two**

14' 3" Max x 8' (4.34m Max x 2.44m) Double glazed UPVC window too front, radiator.

#### **Bathroom**

Modern white suite comprising of a panel bath with shower over, low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

#### **Outside**

#### Front

Block paved forecourt car parking area with allocated and visitor parking, bin storage area, mature shrub borders, steps leading to:-

#### **Communal Garden**

Established communal gardens comprising of a main lawn with raised shingle seating area and a range of mature trees and shrubs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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# **Beacon Hill Court Beacon Hill, Maldon**

- French Door to Gardens
- Stylish Modern Apartment
- Bathroom and En-Suite
- Allocated Parking
- No Onward Chain

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1812.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 135 years from 08 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £350,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/MLN104527



Property Ref: MLN104527 - 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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