



**Beacon Hill Court Beacon Hill, Maldon CM9 6HR**

***Welcome to***

**Beacon Hill Court Beacon Hill, Maldon**

**\*\*GUIDE PRICE £325,000 - £350,000\*\*** 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.



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## Welcome to

### 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.

Guide price

## £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104527 - 0003

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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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