



Birch Court St. Peters Avenue, Maldon CM9 6EN

Welcome to

Birch Court St. Peters Avenue, Maldon

****GUIDE PRICE £220,000 - £230,000**** TOP FLOOR APARTMENT with STUNNING VIEWS, situated within WALKING DISTANCE OF MALDON HIGH STREET and boasting SPACIOUS DOUBLE BEDROOM as well as LARGE LUXURY SHOWER ROOM and ALLOCATED PARKING.



Communal Entrance Hall

Phone entry system, secure post boxes, meter cupboard, stairs to all floors with automatic lighting. Entrance door to property leading to :-

Entrance Hall

Phone entry system, doors to :-

Kitchen / Living Room

19' 10" max x 11' 10" (6.05m max x 3.61m)

Double glazed UPVC windows to front offering stunning views across Maldon and to the Blackwater Estuary, modern fitted kitchen comprising sink and drainer set in roll top surfaces with matching upstands and range of eye and base level units incorporating oven, electric hob with extractor over, fridge, freezer and washing machine. Built in breakfast bar. Radiator.

Bedroom

15' 9" max x 12' 2" (4.80m max x 3.71m)

Double glazed UPVC window to rear, fitted wardrobes, under eaves storage, radiator.

Shower Room

11' 10" max x 10' 10" (3.61m max x 3.30m)

Double glazed UPVC window to rear, luxury suite comprising walk in shower, low level WC and basin set in vanity unit with additional storage cupboards, heated towel rail.

Outside

Front

Communal entrance with phone entry system.

Parking Space

Allocated parking within car park to front of development.

Lease

Term of Lease: 126 Years from 29th September 2020

Years Remaining: 121

Annual Ground Rent: £225, reviewed every 10 years and adjusted in line with RPI

Service Charge: £1,513.99

Communal Garden

The property enjoys access to communal gardens within the development, comprising a raised lawn with mature shrub borders.



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welcome to

Birch Court St. Peters Avenue, Maldon

- Penthouse Apartment
- Stunning Views
- Close to High Street
- Allocated Parking
- Spacious Rooms

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1513.99

Ground Rent: 225.00

This is a Leasehold property with details as follows; Term of Lease 126 years from 29 Sep 2020.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104388 - 0004

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.

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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