

Paul Mason Associates



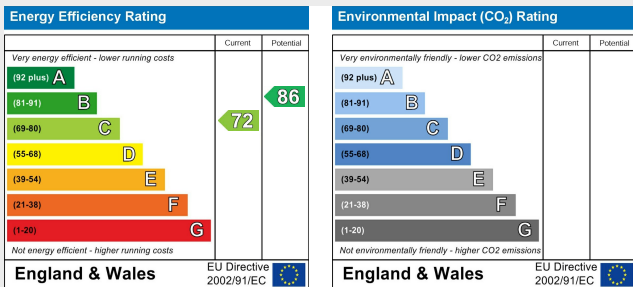
Kirk Mews, Althorne, CM3 6GL

Offers in excess of £280,000

- No Onward Chain
- Over 55's Bungalow
- Two Double Bedrooms
- Underfloor Heating Throughout
- Living/Dining Room
- Use of Communal Lounge & Kitchen
- Well Presented Rear Garden
- Countryside Views
- Private Gated Mews
- EPC - C

No Onward Chain...This deceptively spacious 2 bedroom bungalow is one of 14 in a Private Over 55's Mews. The accommodation comprises a hallway, fitted kitchen and a living/dining room on the back which boasts enviable views across the private mature garden and then onto open fields. There are also two double bedrooms and a fitted family bathroom to the ground floor. Externally, the property enjoys a pleasant and well maintained rear garden. There is parking on offer on the approach to the development via an allocated parking area.

Althorne is a village in the Dengie Peninsula benefitting from links to London via Althorne Train Station which is situated on the outskirts of the village. Located close to the station is Bridgemarsh Marina which is located on Althorne Creek. There are two vineyards which produce award winning wines and include a café and bistro. Also within the village is a recreational park, village hall, shops, gastropub and tearoom. There are also plenty of scenic walks throughout the countryside. The closest town, Burnham-On-Crouch is approximately 3.6 miles from Althorne and provides an array of amenities..



## ACCOMMODATION

### Hallway

### Kitchen

2.65 x 3.1 (8'8" x 10'2")

### Bathroom

2.7 x 2.5 (8'10" x 8'2")

### Bedroom One

4 x 3.1 (13'1" x 10'2")

### Bedroom Two

3.3 x 2.6 (10'9" x 8'6")

### Living/Dining Room

4.9 x 4.2 (16'0" x 13'9")

## EXTERIOR

### Rear Garden

### Frontage

### Leasehold Information

Lease: 150 years from 2006 - approximately 137 years remaining.

Service Charge: £167 PCM

### Kirk Mews/ Mansion House

Kirk Mews consists of 14 spacious two bedroom bungalows, which have been designed to comply with current legislation for the disabled. All interested parties will need to sit an interview with the manager, this will be arranged via Paul Mason Associates after a viewing has taken place.

## Property Services

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

Local Authority - Maldon

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

## Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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