



Flat: Maldon

Monthly £1,150

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

Recently converted one-bedroom flat finished to a high modern
standard, located in the heart of Maldon.

DETAILS

LOCATION

The property is located on Station Road in Maldon.

THE PROPERTY

Communal Entrance & Hallway:

A shared staircase leads to the first floor, where a door opens into an inner
lobby with the property's entrance door:

Hallway (12'4" x 3'5") :

Off-white emulsified walls

Light grey carpet

Wall-mounted video intercom

Wall-mounted electric heater

Open-Plan Kitchen/Lounge (19'8" x 15'2"):

Modern gloss grey high and low level units
Integrated fridge/freezer, washing machine, oven, hob, and cooker hood
Black work surface
Off-white emulsioned walls
Wood-effect flooring
Light grey fitted carpet
Double-glazed windows
Wall-mounted electric heater

Bedroom (12'1" x 11'7"):
Off-white emulsioned walls
Light grey fitted carpet
Wall-mounted electric heater
Two double-glazed windows

Bathroom:
Bath with shower attachment and shower screen
Low-level W.C.
Hand wash basin
Part-tiled walls, part-emulsioned walls
Tiled flooring
Wall-mounted chrome-effect heated towel rail
Two obscure double-glazed windows

Parking :
One allocated parking space at the rear
Ample parking available on weekends and bank holidays
Additional on-street parking at the front of the property

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected.

COUNCIL TAX BAND

The property is assessed as Council Tax Band A.

EPC

The property is classed as Band E.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A 5-week deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing and Right to Rent checks. Referencing will include credit checks and all character and employer references.

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