



**Flat: Maldon**

**Monthly £1,150**

## CHELMSFORD OFFICE

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

**01245 231123**

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

There is an additional monthly service charge of £100 that will run each  
year ending 31st March, where a balancing charge may be required.

## 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 emulsioned 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. An annual service charge is payable monthly at £100 with a balancing charge or refund at the end of the service charge period of 31st March.

### **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.

