



## 7 Tait Mews, Maldon, Essex CM9 5LE Price £220,000

OFFERED FOR SALE WITH NO CHAIN IS THIS TWO BEDROOM GROUND FLOOR APARTMENT ideally situated just off Maldon High Street. Internally the property boasts Shower Room, Lounge/Diner 16'11 x 13'7 > 11'5 plus separate Kitchen 9'5 x 7'. Externally there is an allocated Parking Space plus Communal Garden. Internal viewing comes highly advised. Council Tax Band B. Energy Efficiency Rating C.



**Bedroom 1 11'6" x 9'6" (3.51m' x 2.90m')**

Two double glazed windows to side, radiator, television point, coved to ceiling, fitted wardrobes and overhead units.

**Bedroom 2 8'0" x 6'6" (2.44m' x 1.98m')**

Double glazed window to front, double glazed window to side, radiator, coved to ceiling,

**Shower Room**

Radiator, low level wc, wash hand basin, tiled shower cubicle and wall mounted shaver unit, coved to ceiling, tiled to walls and inset spotlighting to ceiling.

**Entrance Hall**

Wood entrance door, two built-in storage cupboards, two radiators, double glazed window to side, coved to ceiling, security entry phone system.

**Lounge 16'11" x 13'7" > 11'5" (5.16m' x 4.14m' > 3.48m')**

Double doors to rear, double glazed window to rear, two radiators, door to:-

**Kitchen 9'4" x 7'0" (2.84m' x 2.13m')**

Double glazed window to rear, single radiator, inset spot lighting to ceiling, coved to ceiling, built-in oven, four ring hob and extractor hood, space for washing machine, single drainer sink unit set into roll edge work surfaces, fitted base and wall mounted units, tiled floor, cupboard housing boiler.

**Exterior**

One allocated parking space. Communal gardens.

**Agents Note**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

