



23 Embassy Court, Maldon , Essex CM9 5EG  
Offers in excess of £190,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**NO ONWARD CHAIN!! NO ONWARD CHAIN!!** is this one bedroom retirement bungalow for the over 60's which is close to Maldon's historic high street and the Hythe Quay, river and promenade park.. The property incorporates LOUNGE/DINER with Patio doors with direct access to the patio and the communal gardens. kitchen and shower room, entrance hall. Embassy court facilities include a communal lounge, and laundry room, guest suite and 24 hour emergency care line system Energy Efficiency Rating: D. Council Tax Band C.

**Entrance Hall**  
 Storage cupboard, large airing cupboard, doors to:-

**Lounge/Diner 15'2" x 10'6" (4.62m x 3.20m)**  
 Double glazed patio door to rear opening onto the patio area and gardens, electric panel heater, door to:-

**Kitchen 8'5" x 6'0" (2.57m x 1.83m)**  
 Double glazed box bay window to front, fitted kitchen comprising stainless steel sink and drainer set in roll top surfaces with tiled splash backs and range of eye and base level units. Built in oven, induction hob and extractor over. Space for further appliances.

**Bedroom 11'11" x 8'8" (3.63m x 2.64m)**  
 Double glazed window to rear overlooking the gardens, electric panel heater, built in wardrobes with sliding mirrored doors.

**Shower Room**  
 Three piece suite comprising of shower cubicle with shower system, wash basin with vanity storage, low level wc, double glazed window. Tiled to walls. Heated towel rail.

**Exterior**  
 Patio area screened from neighbouring properties by fence panel to either side, open to:-

**Gardens**  
 Attractive communal gardens mainly laid to lawn with mature flower and shrub borders and block paved patio seating area.

**Further Information**  
 The development is a selection of bungalows and apartments.

Please see below lease information that has been provided by the seller and must be used only as a guide until your legal representative has verified . Probate has been granted.

A minimum age 60 for residents applies.

Approx 89 years remaining on lease

Current service charge is approx £3,400 per annum (including buildings insurance and water)

Current ground rent is £427 per annum

Mains water, mains drainage, electricity is connected

Leasehold

**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.

**Area Description**  
 The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping experience and a Marks & Spencer's simply food, along with many coffee shops and restaurants. Further information can be found by visiting "www.itsaboutmaldon.co.uk" . Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.

