



Embassy Court, Maldon, CM9 5EG
£300,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A rare chance to purchase this TWO BEDROOM RETIREMENT BUNGALOW which is situated just off MALDON HIGH STREET. The property incorporates LOUNGE/DINER with Patio doors with direct access to the garden kitchen, shower room and two bedrooms. Embassy court facilities include a communal lounge, and laundry room, guest suite and 24 hour emergency care line system.

Tenure: Leasehold - Council Tax Band: C - Awaiting EPC.



Entrance

Main entrance door;

Hallway

Airing cupboard, storage cupboard, electric heater.

Lounge/Diner 17'8 x 12'6 (5.38m x 3.81m)

Storage heater, electric heater, sliding patio door leading out to the garden, door to:

Kitchen 8'9 x 5'9 (2.67m x 1.75m)

Range of wall and base units, work top surfaces, eye level oven and grill, electric hob, space for washing machine and tall standing fridge/freezer. Window.

Bedroom One 13'6 x 9' (4.11m x 2.74m)

Electric heater, built in wardrobes, window.

Bedroom Two 11'1 x 8'11 (3.38m x 2.72m)

Electric heater, window.

Shower Room

Large shower tray, fitted shower unit, low level wc, wash basin, heated ladder radiator, window.

Garden

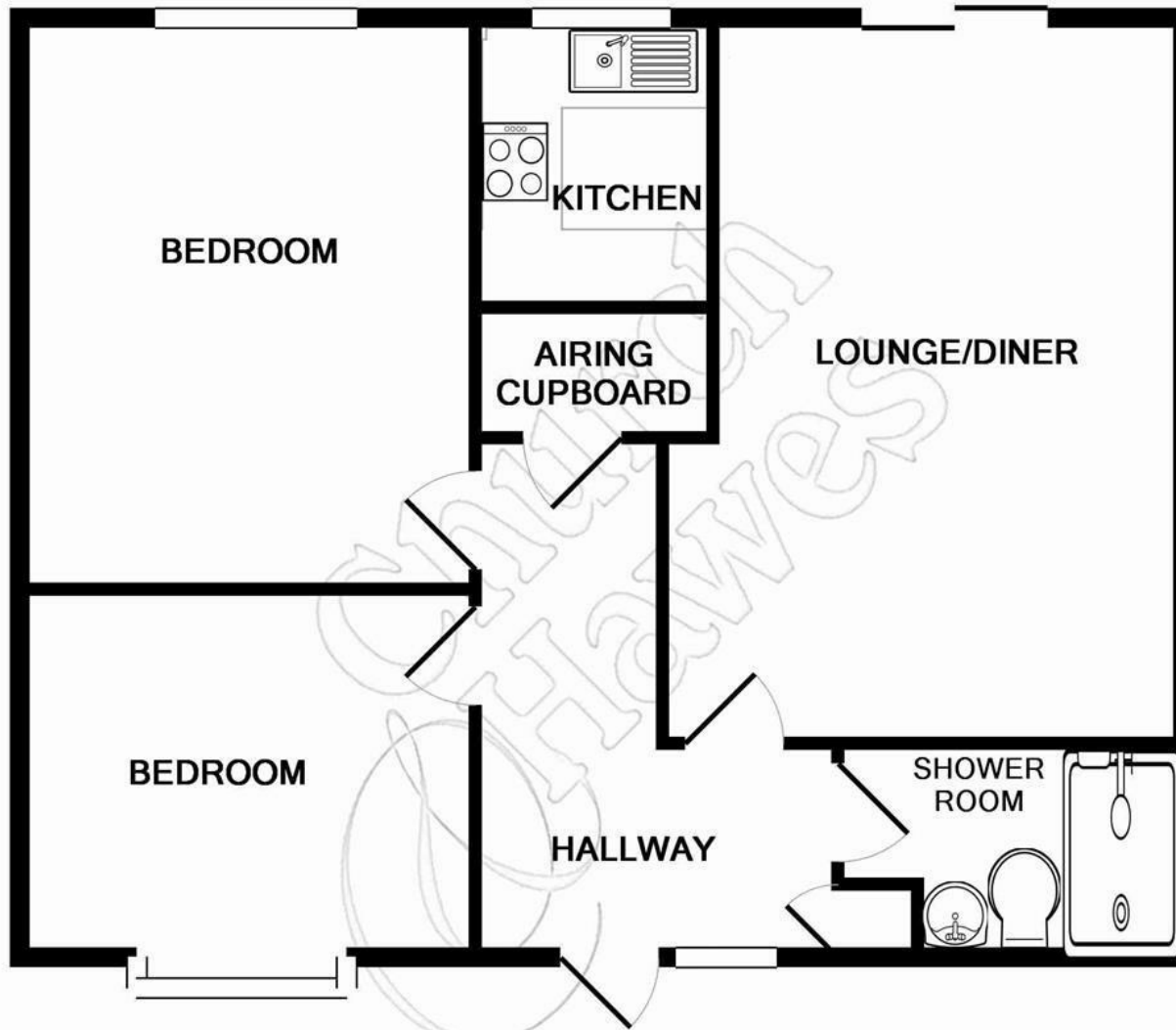
Low maintenance garden, timber shed, right of access gate.

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.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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