



27 Warwick Drive, Maldon , CM9 6BP
Guide price £250,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £250,000 - £255,000 Situated within this popular turning and within walking distance of Maldon's Historic High Street, River Blackwater, The Hythe Quay and local primary and secondary schools is this TWO bedroom FIRST FLOOR APARTMENT which also enjoys a GOOD SIZE REAR GARDEN and PARKING on the DRIVEWAY for TWO VEHICLES. The property has pvc double glazed windows and gas central heating. Council Tax Band B. Energy Efficiency Rating C. PLEASE NOTE that currently the VENDORS HAVE FOUND A NO CHAIN PROPERTY TO BUY!!! See note re lease extension.

Entrance Hall
 Entrance Door, stairs rising to the landing

Landing
 Access to loft and airing cupboard. Doors to

Main Bedroom 12'9" x 10'10" (3.89m x 3.30m)
 Pvc double glazed window, radiator.

Bedroom 2 12'10" x 9'4" (3.91m x 2.84m)
 Pvc double glazed window, radiator.

Bathroom
 Pvc double glazed window, radiator. Three piece suite comprising of wc, wash hand basin and bath with mixer tap and Triton shower system.

Lounge/Diner 17'7" x 14'5" (5.36m x 4.39m)
 Two pvc double glazed windows, radiator, Feature fire surround.

Kitchen 9'6" x 9'4" (2.90m x 2.84m)
 Pvc double glazed window, selection of base and wall cabinets. Space for various appliances such as cooker, washing machine and fridge. Wall mounted Worcester boiler. Sink and drainer unit.

Rear Garden
 Accessed via a gate to the side is this good sized garden with shingled patio area and remainder lawned with some flower and shrub borders. There is also a brick built storage shed.

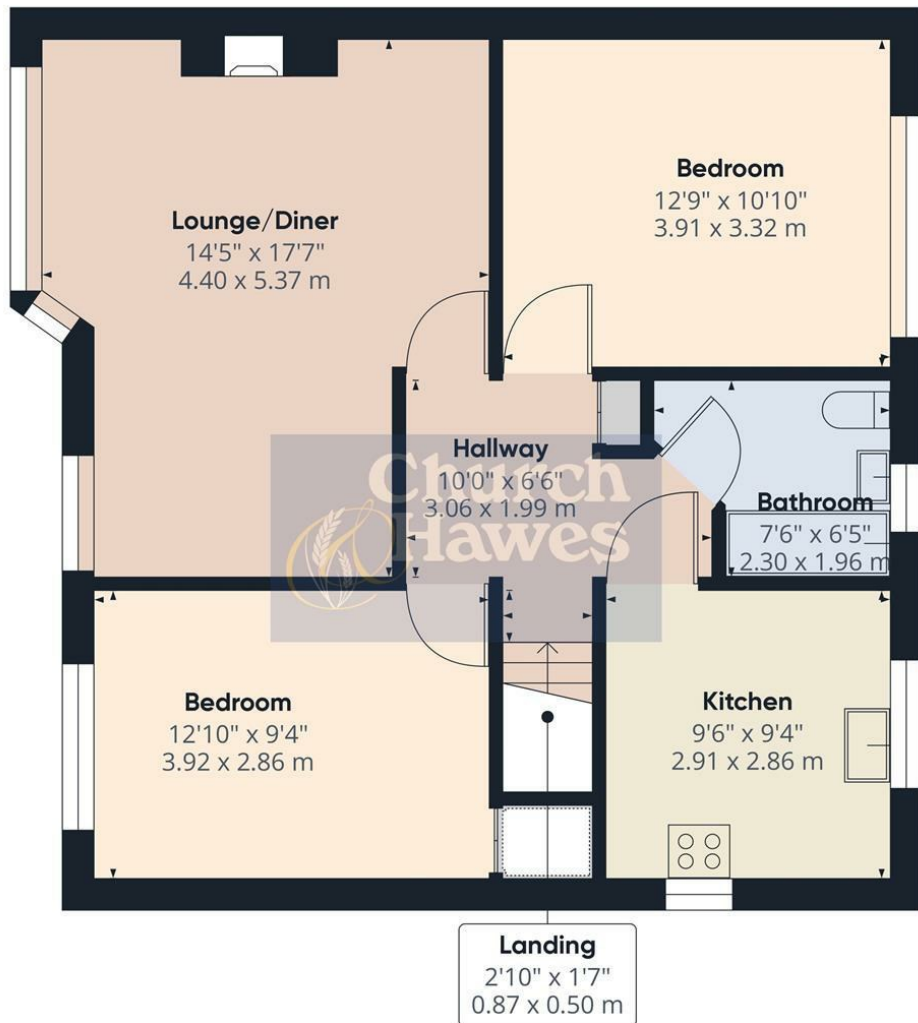
Parking
 Parking on the driveway for two vehicles.

Lease Extension
 The lease has been extended on 8th May 2024, which now has 174 years remaining.

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.

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.



Approximate total area⁽¹⁾
 687.69 ft²
 63.89 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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