



## 7 Saxon Court, Maldon, Essex CM9 4HS Guide price £165,000

Welcome to Saxon Court in the charming town of Maldon! This delightful apartment offers a cosy retreat with its one bedroom, perfect for a single professional or a couple looking for a quaint living space.

Situated on the first floor, this property boasts a lovely lounge area where you can relax and unwind after a long day and also a kitchen/Diner. Convenience is key with a carport, ensuring you never have to worry about finding a spot after a busy day out. Additionally, being close to Maldon's historic high street means you're just a stone's throw away from quaint shops, cafes, and the town's rich heritage.

Don't miss out on the opportunity to make this apartment your own and experience the best of what Maldon has to offer. Book a viewing today and step into your new home at Saxon Court! Council Tax Band B. Energy Performance Rating C.





**Entrance Hall**  
Coving, Creda Automatic wall heater, doors to

**Bedroom 15'5" max x 8'8" (4.70 max x 2.64)**  
Window, airing cupboard.

**Bathroom**  
Window, three piece coloured suite comprising of wc, pedestal wash hand basin and mixer taps, panelled bath, part tiled and coving.

**Lounge 12'9" x 8'7" (3.89 x 2.62)**  
Window, Creda wall heater, coving, through to

**Kitchen/Diner 12'9" x 8'7" (3.89 x 2.62)**  
Window, wall mounted heater, selection of base and wall units, sink and drainer unit, space and plumbing for fridge and space and plumbing for washing machine. Four ring hob and oven and extractor over. Part tiled walls.

**Communal Garden**

**Carport**  
Offering parking.

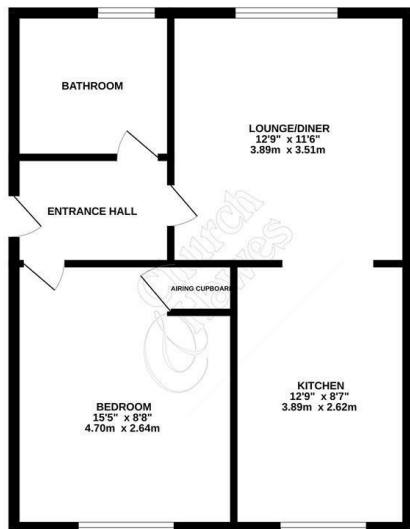
**Agents Note 1**  
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves 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.

**Agents Note 2**  
Please note that the property is currently tenanted and is due to leave the end of October 2024

**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. 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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide only by prospective purchasers. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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