



Church
Hawes



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3 D'arcy Court, Maldon , CM9 5UY
Price £280,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A MODERN APARTMENT WITHIN REACH OF THE HIGH STREET AND IT'S EXTENSIVE LIST OF AMENITIES. This property benefits from an En-Suite to Bedroom 1 in addition to the Family Bathroom and a further Bedroom which could also function as a Study or Dressing Room. The property is accessed from a communal door with stairs rising to the first floor where you can access the generous Entrance Hall. The Contemporary Living Space incorporates the Living, Dining and Kitchen Areas. The Living Area also affords a Juliette Balcony to front with the development with Parking within a secure gated area located to the Rear. The property also benefits from Gas Central Heating and Double Glazing.

Viewing this home is essential in order to appreciate it's size and convenience. EPC: B, Council Tax: C.

Communal Entrance

Access to block, intercom system, communal garden to front, stairs rising to:

Entrance Hall 9'0 x 7'8 (2.74m x 2.34m)

Door from communal entrance, storage cupboard, airing cupboard, telephone entry system, glazed doors to Living Area and doors to further accommodation including:

Bedroom 13'3 x 13' (4.04m x 3.96m)

Double glazed window to side and rear, radiator, fitted wardrobe, coved to ceiling, door into:

En-Suite 6'6 x 5'5 (1.98m x 1.65m)

Obscure double glazed window, tiled corner shower unit, wash hand basin with mixer tap, w.c. with push button flush, tiled floor, coved to ceiling.

Bedroom 9' x 8'11 (2.74m x 2.72m)

Double glazed window, radiator, coved to ceiling.

Bathroom 6'8 x 5'10 (2.03m x 1.78m)

White suite comprising, low level w.c., panelled bath with shower mixer tap and pedestal wash hand basin, radiator, extractor, part tiled walls and tiled floor.

Contemporary Living Area 27'0 x 11'10 plus bay (8.23m x 3.61m plus bay)

Double glazed windows to front, double glazed Juliette Balcony to front, Double glazed window to side, radiator, television point, Kitchen area with a range of fitted units, space and plumbing for washing machine, integrated Fridge/Freezer, low level oven with hob above and extractor, composite sink with mixer tap set into work surface, tiled floor to Kitchen Area.

Parking & Gardens

Allocated space within a gated parking area communal gardens.

Agents Notes

The property is currently being rented out and the landlord has agreed with the tenant that they will vacate when the incoming purchaser is ready to complete. Should the property's purchase be interested in renting out the property there may be an opportunity for the current tenant to remain in residence. Current rental price £950 pcm.

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 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.



Approximate total area¹⁾
 771.78 ft²
 71.7 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.
 Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

