



Church
Hawes



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46 Quest Place, Maldon , Essex CM9 5AG
Price £240,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN & SITUATED WITHIN A SOUGHT AFTER CENTRAL MALDON HIGH STREET LOCATION is this top floor modern THREE BEDROOM DUPLEX APARTMENT with RIVER VIEWS from the top floor. Internally accommodation comprises of EN-SUITE FACILITIES serving the principal bedroom plus family bathroom along with an impressive open plan living room/kitchen. Externally there is one allocated parking space. Energy Efficiency Rating D. Council Tax Band C.

First Floor

Bedroom 11'6 x 10 (3.51m x 3.05m)
Double glazed window to front & side

Bedroom 11'7 x 8'11 (3.53m x 2.72m)
Double glazed window to rear & side

Bathroom
Obscure double glazed window to front, ladder towel radiator, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap, shaver point, extractor fan, tiled floor, tiled splash backs.

Landing
Double glazed window to rear, airing cupboard, stairs down to:

Ground Floor

Entrance Hall
Entrance door, inset lighting, wood laminate effect flooring, built in storage cupboard.

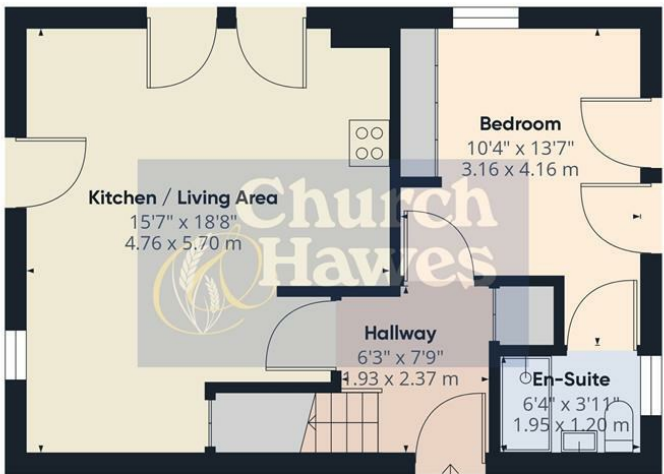
Master Bedroom 13'7 x 10'4 (4.14m x 3.15m)
Double doors to front with juliette balcony, double glazed window to side, fitted wardrobe, door to:

En-Suite
Obscure double glazed window to front, low level w.c, wash hand basin with mixer ta, tiled shower cubicle with wall mounted shower unit, shaver point.

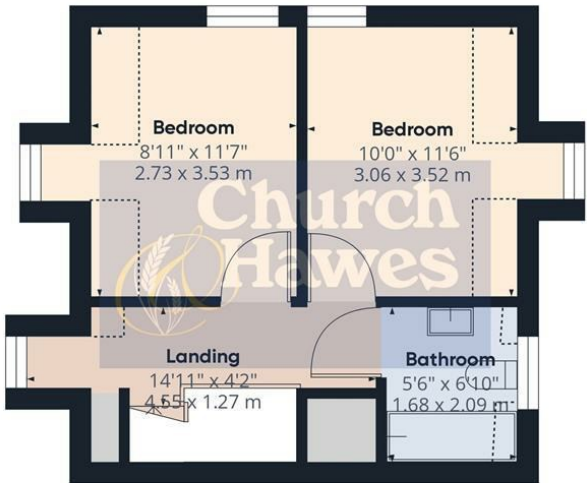
Open Plan Living Room/Kitchen 18'8 x 15'7 (5.69m x 4.75m)
Doors to Juliette balcony to side, door to rear with Juliette balcony, built in oven, built in fridge/freezer, built in dishwasher, sink unit set into worksurfaces, double glazed window to rear, wood laminate effect flooring.

Parking
One allocated parking space.

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.



Floor 0



Floor 1

Approximate total area[®]
818.82 ft²
76.07 m²

Reduced headroom
39.18 ft²
3.64 m²

(1) Excluding balconies and terraces:

Reduced headroom
..... Below 5 ft/1.5 m

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.

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