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Church & Hawes

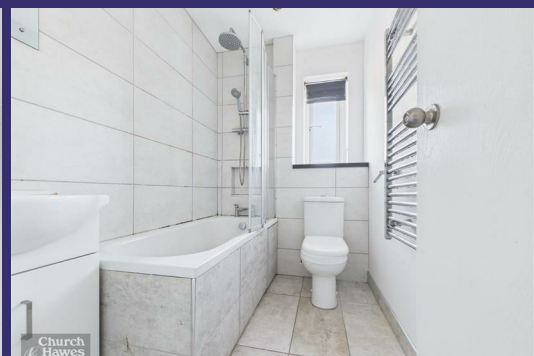
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



90 Lawling Avenue, Heybridge, CM9 4YD Offers in excess of £180,000

****PEPPERCORN GROUND RENT, NO MANAGEMENT COMPANY TO PAY**** Conveniently located in Heybridge, this delightful one-bedroom first-floor apartment on Lawling Avenue presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-designed layout, featuring a comfortable Living Room located to the front. The apartment has been thoughtfully updated, showcasing a refitted Kitchen and Bathroom. The electric heating ensures a warm and inviting atmosphere throughout the year, while the double glazing enhances energy efficiency. This apartment also boasts allocated parking to the front of the block. Conveniently located, this property is just a stone's throw away from local shops and a primary school, making it an ideal choice for those seeking a community-oriented lifestyle. With no onward chain, this apartment is ready for you to move in and make it your own without delay. Whether you are looking to settle down or invest in a promising rental opportunity, this apartment on Lawling Avenue is a must-see. EPC: D, Council Tax: A.



Entrance

Communal door to front, stairs rising to first floor landing.

Entrance Hall 6'0 x 5'3 (1.83m x 1.60m)

Electric heater, wood effect flooring, door to cupboard housing immersion heater, access to loft space..

Bedroom 10'4 x 8'8 plus wardrobes (3.15m x 2.64m plus wardrobes)

Double glazed window, fitted wardrobe with sliding mirrored doors, electric heater, wood effect flooring.

Kitchen 13'2 x 5'10 (4.01m x 1.78m)

Double glazed window, range of matching units with wine rack, electric heater, space and plumbing for washing machine, double oven, four ring electric hob set into work surface with extractor above, integrated Fridge/Freezer 1 1/2 bowl sink drainer unit with mixer tap set into work surface with tiled splash backs, wood effect flooring.

Bathroom 6'5 x 5'0 (1.96m x 1.52m)

Obscure double glazed window to side, heated towel rail, part tiled to walls white suite comprising low level w.c., wash hand basin with mixer tap and vanity unit, bath with electric shower above and shower screen, tiled floor.

Living Room 12'8 x 12'7 (3.86m x 3.84m)

Two double glazed window to front, electric heater, wood effect flooring, television and telephone points, coved to ceiling.

Exterior

Allocated parking to the front of the block leading to communal entrance door.

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.

