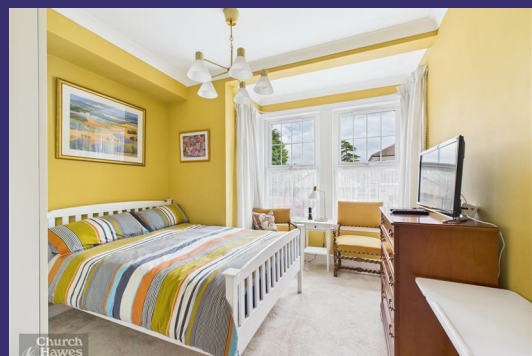
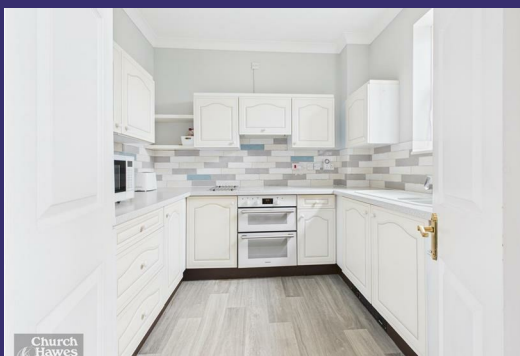




1 Guernsey Court, Maldon, CM9 6DY Price £200,000

A WELL PRESENTED ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT SITUATED WITHIN GUERNSEY COURT. Ideally situated within close proximity to Maldon's historic High Street the property boasts a generous living room plus bedroom along with separate kitchen and shower room. The development offers residents lounge, part time house manager, communal gardens and communal parking area. OFFERED FOR SALE WITH NO ONWARD CHAIN! Energy Efficiency Rating D. Council Tax Band B.



Entrance Hallway 12'4 x 6'9 (3.76m x 2.06m)

Entrance door, electric storage heater, coved to ceiling, airing cupboard, doors to:

Bedroom 12' x 10'11 (3.66m x 3.33m)

Double glazed square bay window to rear, electric storage heater, coved to ceiling, emergency pull cord.

Shower Room

Ladder towel radiator, low level w.c, wash hand basin, tiled shower cubicle with wall mounted shower unit, extractor fan, emergency pull cord, coved to ceiling.

Living Room 19'9 x 12'7 (6.02m x 3.84m)

Double glazed square bay window to rear, two electric storage heaters, coved to ceiling, feature fireplace.

Kitchen 8'8 x 7'8 (2.64m x 2.34m)

Double glazed window to rear, sink unit with mixer tap set into worksurfaces, space for washing machine, space for fridge/freezer, built in oven, four ring hob & extractor hood, range of fitted base and wall mounted units, tiled splash backs.

Guernsey Court

A popular development for the over 55's situated within reach of Maldon's historic High Street and local amenities. There is a residents lounge, part time house manager, communal gardens and communal parking area.

Guernsey Court Parking

Please note there is number plate recognition parking system now in force at Guernsey Court. We would advise viewers to find alternative parking whilst visiting. Church & Hawes accept no responsibility or liability for any parking fines issued.

Agents Note & Money Laundering & Referrals

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

