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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 15 St. Johns Court, Mayland, Essex CM3 6GH

Guide price £150,000

**\*\*GUIDE PRICE £150,000 TO £155,000\*\*** **\*\*NO ONWARD CHAIN\*\*** Positioned favourably in the picturesque, waterside village of Mayland with it's ease of access to the banks of the River Blackwater allowing for tranquil coastal walks as well as access to local shops and school is this well proportioned first floor apartment. The property represents an ideal first time or investment opportunity with the current tenant believed to be happy to stay in situ for a 'buy to let' purchaser. The property is accessed via a communal entrance on the ground floor with stairs up to the main entrance door to the apartment which opens to a hallway that in turn leads to a living/dining room, kitchen, bathroom and double bedroom. Externally, the property enjoys well maintained communal gardens and allocated parking. Energy Rating C.





**COMMUNAL ENTRANCE:**  
Double glazed entrance doors to front of building, intercom entry system, staircase up to first floor.

**HALLWAY:**  
Solid wood entrance door to and from communal landing, intercom entry system, access to loft hatch, leading to:-

**BEDROOM:** 8'11" x 8'0" (2.72 x 2.44)  
Double glazed window to front, electric storage heater, built in wardrobe with mirrored door.

**LIVING/DINING ROOM:** 12'9" x 11'4">12'11" (3.89 x 3.45>3.94)  
Double glazed bay window to front, door to bathroom, opening to:

**KITCHEN:** 8'7" x 5'4" (2.62 x 1.63)  
Double glazed window to fan, range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring electric hob with extractor over and oven below, part tiled walls, wood effect flooring, extractor fan.

**BATHROOM:**  
Obscure double glazed window to side, three piece suite comprising panelled bath with mixer tap and shower over, wash hand basin with storage cupboard below and close coupled WC, part tiled walls.

**EXTERIOR:**

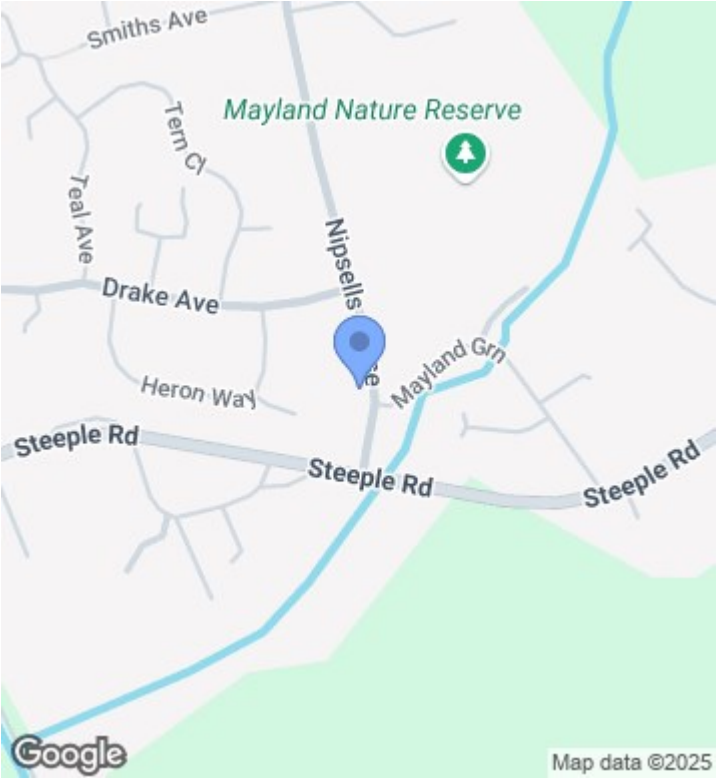
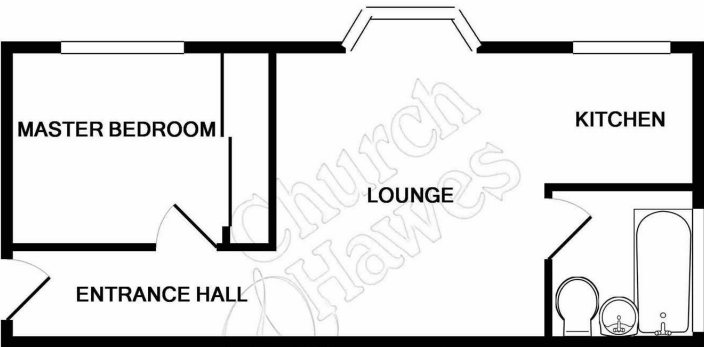
**COMMUNAL GARDENS:**  
Well maintained communal gardens to both the side and rear of the block, leading to:-

**PARKING:**  
Allocated parking for one vehicle.

**LEASEHOLD INFORMATION:**  
Approx. 950 years remaining on the lease.  
The ground rent and management charges are approx. £1200 per annum.  
Council Tax Band A.

**VILLAGE OF MAYLAND:**  
Mayland is a delightful village situated to the east of the historic town of Maldon (approximately 8.5 miles) and is on the banks of the River Blackwater. Mayland offers a selection of local shops including a convenience store, bakery, takeaway, hairdressers, public house and wine bar. Also within the village are two sailing clubs, a primary school, doctor's surgery and beautiful river and countryside walks. Althorne railway station with links to London Liverpool Street is approximately 4.8 miles and Southminster railway station 6.3 miles.

**AGENTS NOTES:**  
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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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