



91 Wentworth Meadows, Maldon , CM9 6EH
£215,000

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

This TWO DOUBLE BEDROOM GROUND FLOOR maisonette is situated CLOSE TO MALDON HIGH STREET. The property is well presented with a modern bathroom, gas central heating and double glazing. Other features include a LOUNGE/DINER and direct access to the communal gardens. The property also sits overlooking a pleasant greensward area to the front.

Entrance Hall
Main front door, understairs storage cupboard and

Lounge 14'11 x 10'11 (4.55m x 3.33m)
Double glazed window, radiator, feature fireplace with electric fire, Opens through to;

Kitchen 8'9 x 8'4 (2.67m x 2.54m)
Range of wall and base units, work top surfaces, stainless steel sink with drainer, cupboard housing wall mounted gas boiler, work top mounted electric hob, built in eye level oven. Space for further domestic appliances. Double glazed window and door leading out to the communal garden.

Bathroom
'P' shaped bath with wall mounted power shower, wash basin with vanity storage beneath, low level WC, double glazed window, heated towel radiator.

Bedroom One 11'10 x 11'6 (3.61m x 3.51m)
Double glazed window, radiator.

Bedroom Two 11'6 x 9'2 (3.51m x 2.79m)
Double glazed window, radiator.

Outside
Communal Gardens - 'west facing' some residents use this as 'unofficial parking' also somewhere to enjoy the summers and dry your washing.

Property Information
Tenure: Leasehold - 136 years left approx
Council Tax Band: B
Ground Rent: £10.50 P/A
Service Charge: £48.72 P/A
Building Insurance: £152.44 P/A
EPC Rating: D

All details are provided by the seller and must be taken in good faith. All buyers should seek advice from your legal representative.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

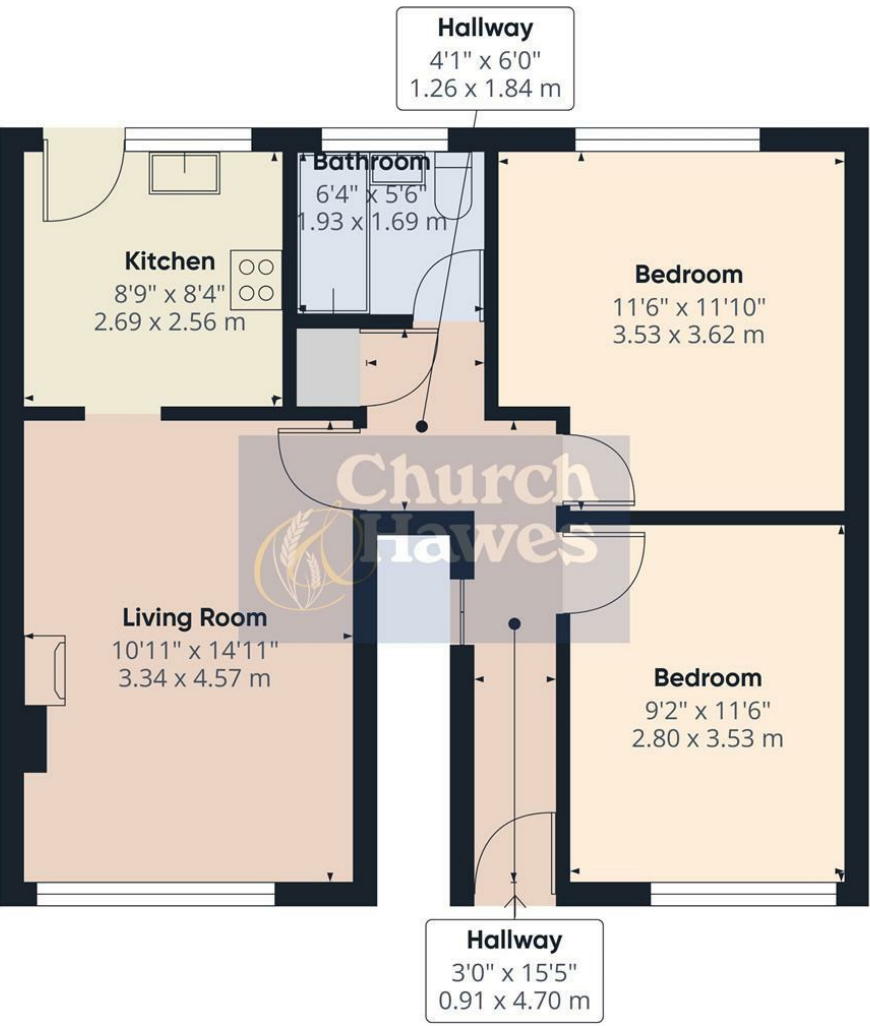
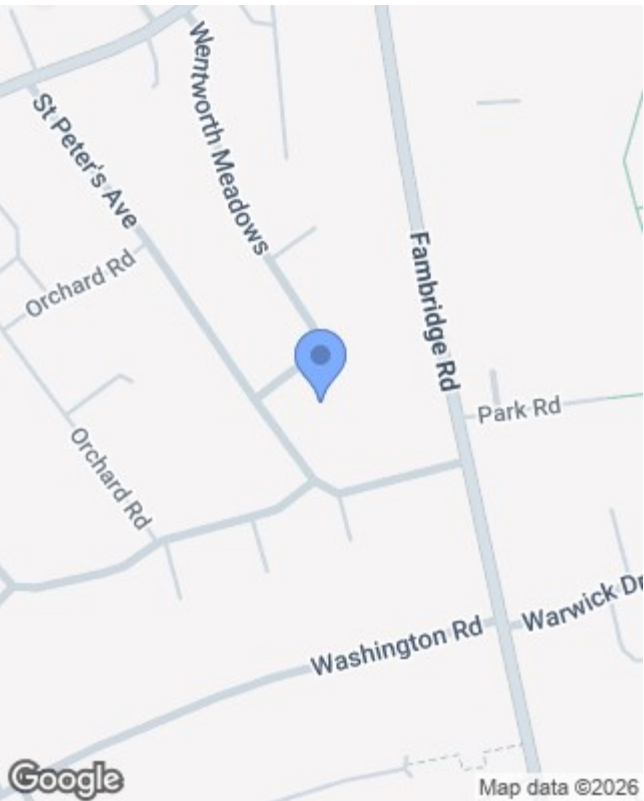
In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.



Approximate total area¹⁾
596 ft²
55.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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