



**Blackwater Court Church Street, Maldon CM9 5HW**

**welcome to**

**Blackwater Court Church Street, Maldon**

**\*\*GUIDE PRICE £230,000 - £240,000\*\* UNEXPECTEDLY RE-AVAILABLE, situated IN THE HEART OF MALDON close to its historic Quayside and wealth of High Street amenities, is this SPACIOUS MODERN FIRST FLOOR APARTMENT, boasting TWO DOUBLE BEDROOMS and benefiting from GARAGE IN BLOCK and COMMUNAL PARKING.**



### **Entrance**

Communal entrance door with phone entry system.  
Stairs rising to first floor. Entrance door to :-

### **Entrance Hall**

Built in utility cupboard with plumbing for washing machine, doors to :-

### **Lounge**

15' 6" x 14' 3" into bay ( 4.72m x 4.34m into bay )  
Double glazed UPVC window to front, radiator.

### **Kitchen Breakfast Room**

12' 6" x 8' 6" ( 3.81m x 2.59m )  
Double glazed UPVC window to front, modern fitted kitchen comprising one and a half bowl sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven with electric hob and extractor over, integrated dishwasher, cupboard housing gas combi boiler, space for fridge freezer, radiator.

### **Bedroom One**

13' 11" x 11' 11" max ( 4.24m x 3.63m max )  
Double glazed UPVC window to rear, built in wardrobes, radiator.

### **Bedroom Two**

12' x 11' 8" max ( 3.66m x 3.56m max )  
Double glazed UPVC window to rear, built in wardrobes, radiator.

### **Bathroom**

6' 5" x 5' 7" ( 1.96m x 1.70m )  
Double glazed UPVC window to side, modern white suite comprising 'P' shaped bath with shower over, low level WC and vanity basin, part tiled walls, radiator.

### **Outside**

### **Parking**

Communal parking to rear of property.

### **Garage**

Single garage in block.

### **Lease Info**

Lease Length: 189 years from 25th December 1969  
Remaining Lease: 133 years  
Ground Rent: £500 per annum  
Service Charge: Currently £1,008 per annum



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## Blackwater Court Church Street, Maldon

- Modernised Throughout
- Two Double Bedrooms
- Immaculately Presented
- Garage & Communal Parking
- Close to High Street and Hythe Quay

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1008.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104306 - 0004

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