



## 36A High Street, Tollesbury

£1,000 pcm

Welcome to this charming and well-presented two-bedroom first floor maisonette, offering a bright and inviting living environment. The accommodation comprises a spacious reception room with large windows that flood the space with natural light, complemented by neutral decor and modern lighting fixtures for a fresh, contemporary feel. The kitchen features retro cabinetry and a vibrant tile backsplash, with ample countertop space. The modern bathroom boasts sleek tiled walls, contemporary fittings. Both bedrooms are generously sized, with carpeted flooring and large windows that create airy, comfortable retreats.

### Hallway

8' 5" x 3' 2" (2.56m x 0.96m)

Airing cupboard. Doors leading to:

### Kitchen

8' 9" x 10' 3" (2.67m x 3.12m)

White kitchen cupboards with stainless steel sink and drainer.

Hot and cold taps. Electric hob, double electric oven. Space for

fridge freezer. Window to rear aspect.

### Living Room

13' 10" x 13' 11" (4.22m x 4.23m)

With two windows to front aspect.

### Bedroom One

13' 9" x 9' 9" (4.18m x 2.97m)

A double bedroom with window to front aspect.

### Bedroom Two

9' 10" x 9' 9" (3.00m x 2.96m)

AS double bedroom with window to rear aspect.

### Bathroom

5' 6" x 6' 4" (1.67m x 1.93m)

Modern bathroom suite with electric shower. Pedestal wash

hand basin. Window to side aspect.

### WC

2' 6" x 6' 8" (0.76m x 2.04m)

A low level WC. Window to side aspect.



## Outside

To the rear of the property is a good sized garden shared with the flat below. Garden is enclosed by a picket fence with a private shed.

## Tenancy Information

The rent is exclusive of utilities and council tax. Minimum term: 6 Months \*Deposit: £1153.00 Council Tax Band: A Local Authority: Maldon Availability: NOW EPC Rating: C - 69 \* MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

## Viewings

Strictly by prior appointment with the Letting Agent. If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - [www.matthewjamespc.co.uk](http://www.matthewjamespc.co.uk). Select the property in question and click "Make an Offer"



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

