



Bull Lane, Maldon, CM9 4HS  
£230,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

SITUATED JUST OFF MALDON HIGH STREET is this TWO BEDROOM, GROUND FLOOR APARTMENT. The property is being sold with NO ONWARD CHAIN and benefits from direct ACCESS to communal GARDEN. The accommodation comprises of two bedrooms, lounge/diner, kitchen and a bathroom, other features include CAR PORT PARKING and wonderful views overlooking Maldon.



### **Porch**

Main entrance door, door leading to;

### **Living Room 16'5 x 11'5 (5.00m x 3.48m)**

Dual aspect windows with views over Maldon, storage heater, storage cupboard.

### **Kitchen 10'7 x 6'10 (3.23m x 2.08m)**

Wall and base units, work top surfaces, stainless steel sink with drainer, window. Built in oven and hob, space for further domestic appliances. Wall mounted electric heater.

### **Bathroom**

'P' shape bath with mains powered shower unit, wc, wash basin with vanity storage, heated towel radiator, extractor fan.

### **Bedroom One 11'7 x 9'3 (3.53m x 2.82m)**

Fitted wardrobes, electric heater, double doors leading out to the communal gardens.

### **Bedroom Two 11'6 x 6'2 (3.51m x 1.88m)**

Window, electric panel heater, airing cupboard.

### **Parking**

Allocated parking space under the car port.

### **Communal Gardens**

Well kept communal gardens with mixture of trees and plants, also offering fantastic views over Maldon.

### **Property Information**

Tenure: Leasehold

Council Tax: Band C

EPC Rating: D

Lease: 61 years remaining. A NEW LEASE WILL BE GIVEN TO THE BUYER ON COMPLETION.

Service Charge: £1,289 P/A

Ground Rent: £100 per 6 months

### **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 (AML) and FINANCIAL SANCTION REGULATIONS:** Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of CREDAS an online verification company so as to ensure the required compliance and satisfy customer due diligence.

**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.





**Entry**  
3'10" x 3'9"  
1.19 x 1.15 m

**Hallway**  
2'9" x 9'0"  
0.85 x 2.76 m

**Bathroom**  
5'5" x 6'4"  
1.66 x 1.95 m

**Bedroom**  
6'2" x 11'6"  
1.88 x 3.52 m

**Living Room**  
16'5" x 11'5"  
5.01 x 3.50 m

**Kitchen**  
10'7" x 6'10"  
3.25 x 2.11 m

**Bedroom**  
9'3" x 11'7"  
2.84 x 3.55 m

**Approximate total area<sup>(1)</sup>**  
592 ft<sup>2</sup>  
55.1 m<sup>2</sup>

(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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