



**Embassy Court High Street, Maldon CM9 5EG**



**welcome to**

**Embassy Court High Street, Maldon**

**\*\*GUIDE PRICE £80,000 - £90,000\*\*\*** MODERNISED AND BEAUTIFULLY PRESENTED THROUGHOUT, this upper floor retirement property is located IN THE HEART OF MALDON with its wealth of amenities including SHOPS, RESTAURANTS, CAFES AND PICTURESQUE QUAYSIDE, and is offered with NO ONWARD CHAIN



## Entrance

Communal entrance with intercom phone entry system, leading to communal hallway with access to the communal lounge, and lift to all floors. Entrance door to :-

## Entrance Hall

Built in cupboards, one housing hot water cylinder, electric heater, doors to :-

## Lounge

14' 11" x 10' 6" ( 4.55m x 3.20m )

Double glazed window to rear with view over communal garden, modern centrepiece electric fireplace, electric heater, archway to :-

## Kitchen

8' 4" x 6' ( 2.54m x 1.83m )

Modern stylish fitted kitchen comprising sink & drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in high-level oven, separate hob with extractor over, space for fridge freezer and washing machine.

## Bedroom

11' 7" x 8' 9" ( 3.53m x 2.67m )

Double glazed window to rear with view over communal garden, electric heater, built in wardrobe.

## Bathroom

Contemporary suite comprising panel bath with electric shower over, low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

## Outside

### Communal Garden

The development benefits from attractive lawned communal gardens.

### Communal Amenities

Embassy Court residents enjoy the following benefits. Lift, communal lounge, laundry and guest facilities for visiting family.

### Lease

Remaining Lease: 86 years

Annual Ground Rent: £305

Annual Service Charge: £4,073



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Embassy Court High Street, Maldon

- Fully Refurbished
- No Chain
- Town Centre Location
- On-site Facilities
- Independent Retirement Living

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 4073.00

Ground Rent: 305.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£80,000 - £90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104623 - 0003

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