



## 17 Guernsey Court, Maldon, CM9 6DY Price £160,000

A FREEHOLD TWO BEDROOM RETIREMENT BUNGALOW LOCATED WITHIN THE POPULAR "GUERNSEY COURT" DEVELOPMENT. Within reach of the High Street and St. Peter's Hospital this property comprises Two Bedrooms with fitted storage, a generous Shower Room with the Kitchen and Living Room overlooking the Communal Garden in the centre of the development. The property is offered for sale with No Onward Chain and an internal viewing is recommended to appreciate it's size and convenience. Please see note re parking. Council Tax: C, EPC: D.



### Entrance Hall

Door to front, wall mounted electric heater, access to airing cupboard housing immersion heater, doors to further accommodation including:

### Kitchen 8'7 x 6'8 (2.62m x 2.03m)

Double glazed window to front, range of matching units. 1 1/2 bowl sink/drain unit with mixer tap set into work surface with tiled splash backs, space and plumbing for washing machine, space for fridge/freezer, low level oven with four ring electric hob above and extractor, tiled floor.

### Shower Room 6'7 x 5'8 (2.01m x 1.73m)

Suite comprising tiled shower with hand holds and shower curtain, wash hand basin with mixer tap and vanity unit, low level w.c., emergency pull cord, tiled floor, extractor fan.

### Bedroom 10'2 x 7'10 (3.10m x 2.39m)

Double glazed window to rear, electric heater, emergency pull cord.

### Bedroom 12'5 x 11'6 (3.78m x 3.51m)

Double glazed window to rear, wall mounted electric heater, emergency pull cord, range of fitted wardrobes.

### Living Room 14'0 x 12'11 (4.27m x 3.94m)

Double glazed window to front, double doors to hall, wall mounted electric heater, feature fireplace, emergency pull cord.

### Current IMaintenance Charge

Approx. £350 per calendar month.

### Communal Gardens and Parking

Communal gardens including a lawned green area to the front of the property. Residents parking area (we have been informed that a number plate recognition system is currently being installed).

### Guernsey Court

A popular development for the over 55's situated within reach of Maldon High Street and local amenities. There is a residents lounge, part time house manager, communal gardens and communal parking area.

### Guernsey Court Parking

Please note there is number plate recognition parking system now in force at Guernsey Court. We would advise viewers to find alternative parking whilst visiting. Church & Hawes accept no responsibility or liability for any parking fines issued.

### Agents Note

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.

