



The Courtyard, MALDON CM9 6DX

welcome to

The Courtyard, MALDON

Situated in the HIGHLY SOUGHT AFTER COURTYARD, an over 50's development IN THE HEART OF MALDON, is this TWO/THREE BEDROOM property, presented in EXCELLENT DECORATIVE ORDER THROUGHOUT and enjoying GARAGE AND LOW MAINTENANCE GARDEN, boasting GROUND FLOOR SHOWER ROOM, offered with NO ONWARD CHAIN



Entrance Porch

Covered porch area, part glazed entrance door to :-

Entrance Hall

Stairs rising to first floor with cupboard under, doors to :-

Lounge

19' x 11' 6" (5.79m x 3.51m)

Double glazed sash window to front, centrepiece gas fireplace with surround, French doors with flag windows to rear opening to the garden, door returning to the entrance hall.

Kitchen

9' 7" max x 9' 2" plus recess (2.92m max x 2.79m plus recess)

Double glazed window to rear with part glazed door to garden, fitted kitchen comprising a range of low level and wall units set in roll top work surfaces, one and a half bowl sink with mixer tap, tiled splashback, gas hob, integrated ovens and extractor hood, door to utility room, open to :-

Dining Room / Bedroom Three

9' 11" x 9' 3" (3.02m x 2.82m)

Double glazed sash window to front, door returning to entrance hall.

Utility Room

Tiled floor, a range of cupboards set in work tops, sink and space for both washing machine and tumble dryer.

Shower Room

Double glazed window to side, white suite comprising enclosed shower, low level WC and wall mounted basin, part tiled walls.

First Floor

Landing

Double glazed window to rear, built in airing cupboard and further storage cupboard, doors to :-

Bedroom One

12' 4" x 9' 11" (3.76m x 3.02m)

Double glazed sash window to front, door leading to dressing room with window to rear garden. Door to :-

En Suite

Double glazed window to front, white four piece suite comprising panel bath, separate enclosed walk in shower, low level WC and wall mounted basin, part tiled walls.

Bedroom Two

15' 4" x 9' 4" (4.67m x 2.84m)

Double glazed sash window to front, space for wardrobes, door leading to :-

En Suite

Double glazed window to rear, white suite comprising enclosed shower, low level WC and wall mounted basin.

Outside

Front

Stone paved path to entrance, laid to lawn with mature shrubs.

Rear Garden

Covered stone patio seating area with pitched glazed roof, opening to low maintenance gravel garden with raised brick planters with mature shrubs, gated side access, steps leading to rear of garage.

Garage

Electric up and over door, power and light connected.

Lease

Lease Length: 150 years from 01/01/03

Remaining Lease: 126 years

Annual Ground Rent: Peppercorn (share of freehold)

Annual Service Charge: £3,900



view this property online williamhbrown.co.uk/Property/MLN104978



welcome to

The Courtyard, MALDON

- Two/Three Bedrooms, One to Ground Floor
- Ground Floor Shower Room
- Exclusive Development with Share of Freehold
- Excellent Condition Throughout
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3900.00

Ground Rent: 325.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£525,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104978



Property Ref:
MLN104978 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk