1 Cloughton Court Triangle Place, Maldon , CM9 4BT
Guide price £260,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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GUIDE PRICE £260,000 - £280,000 Welcome to this charming duplex apartment located in the small gated development (6 apartments) Cloughton Court. Upon entering, you will find a welcoming open plan living area/kitchen that provides a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an airy atmosphere throughout. (SHARE OF FREEHOLD)

The apartment features two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are versatile and can easily accommodate various furniture arrangements to suit your personal style. MUST BE VIEWED!

Entrance Hall
Main entrance door, entry phone system, storage cupboard, radiator.

Cloakroom
Concealed cistern WC, hand wash basin, radiator, extractor fan.

Lounge/Kitchen 24'1 x 10'4 (7.34m x 3.15m)
Lounge Area - TV mounted to the wall with timber shelving, vertical radiator, twin double glazed windows, stairs to first floor.

Kitchen Area - Breakfast bar, range of wall and base units, work top surfaces, stainless steel sink with drainer. Integrated domestic appliances, built in oven and hob. Double glazed window, wall mounted gas boiler.

First Floor
Landing radiator, loft access (loft is boarded with pull down loft ladder).

Bedroom One 17'4 x 10'7 (5.28m x 3.23m)
Fitted wardrobes, twin 'Juliet balcony's', radiator, built in storage cupboard.

Bedroom Two 13'3 x 8'3 (4.04m x 2.51m)
Irregular shaped room which fills the turret with two double glazed windows and a radiator.

Bathroom
Bath with mains powered shower unit over, double glazed window, concealed cistern WC, wash basin, tall heated towel radiator and twin wall mounted storage units.

Outisde
Allocated Parking Space, use of storage unit and communal gardens.

Property Information
Tenure: Share of Freehold, lease 125 years from 2012 (111 years remaining)
The freehold is owned by Cloughton Court management company and each flat owner (6 Flats) is a director for the management company.
Ground Rent: £100 P/A
Service Charge: £1,260 P/A
Council Tax Band: C
EPC Rating: C

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.









Approximate total area(1)
730 ft²
67.9 m²

(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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