



**Wantz Haven, Maldon CM9 5HA**

**welcome to**

**Wantz Haven, Maldon**

STYLISHLY MODERNISED GROUND FLOOR RETIREMENT MAISONNETTE located in the popular Wantz Haven development, A SHORT WALK TO HIGH STREET AND LOCAL AMENITIES, is this beautifully presented two bedroom retirement property, offered with NO ONWARD CHAIN and benefiting from DIRECT ACCESS TO GARDENS.



### **Entrance**

Covered porch area, recently replaced part glazed entrance door to :-

### **Entrance Hall**

Built in airing cupboard and further large storage cupboard, electric radiator, doors to :-

### **Lounge Diner**

20' 6" x 11' 4" max ( 6.25m x 3.45m max )

Double glazed UPVC window to front, patio doors to rear opening onto patio seating area within attractive communal gardens, electric radiator.

### **Kitchen**

7' 9" x 7' 3" ( 2.36m x 2.21m )

Double glazed UPVC window to front, modern fitted kitchen comprising sink and drainer set in wood effect work surfaces with tiled splashbacks and range of eye and base level units, built in Neff oven with separate hob and extractor over, space for further appliances.

### **Bedroom One**

11' 4" x 8' 9" ( 3.45m x 2.67m )

Double glazed UPVC window to rear overlooking communal gardens, electric radiator.

### **Bedroom Two**

8' 10" x 8' 8" ( 2.69m x 2.64m )

Double glazed UPVC window to rear overlooking communal gardens, electric radiator.

### **Shower Room**

7' x 5' 7" ( 2.13m x 1.70m )

Double glazed UPVC window to front, modern white suite comprising walk in double shower, low level WC and basin set in vanity unit, heated towel rail.

### **Outside**

#### **Front**

The property opens onto attractive communal gardens with shingle seating area and raised shrub borders, surrounded by well maintained lawns and hedging, open to :-

#### **Communal Gardens**

Well maintained lawned communal gardens, with patio seating area abutting the property and clothes hanging area.

#### **Communal Parking**

Parking is available on a first come first served basis with visitor spaces available.

#### **Facilities**

Wantz Haven is an over 60's retirement development in the heart of Maldon, and enjoys a full time warden, communal lounge and laundry area, with regular social events held for residents.

#### **Lease**

125 years from 1st Jan 1989

The freehold of Wantz Haven has passed to the crown, and no ground rent is currently being collected

Annual Service Charge £4,210.21



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## Wantz Haven, Maldon

- Ground Floor Maisonette with Garden Access
- Modernised Throughout
- Set within Attractive Gardens
- Close to High Street Amenities
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 4210.21

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104715 - 0004

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