

Cloughton Court Triangle Place, Heybridge Maldon CM9 4BT

william h brown

welcome to

Cloughton Court Triangle Place, Heybridge Maldon

A STYLISH MODERN DUPLEX located close to SHOPS AND AMENITIES in Heybridge, with BALCONIES OVERLOOKING COMMUNAL GARDENS, presented in excellent decorative order throughout, and boasting ALLOCATED PARKING AND BIKE/STORAGE SHED.













Entrance Hall
Radiator. Storage cupboard.

Lounge
16' 1" x 10' 2" (4.90m x 3.10m)
Double glazed Juliet balcony. Double glazed window. Radiator.

Kitchen
10' 2" x 8' 1" (3.10m x 2.46m)
Double glazed window. Range of base and eye level units with work surface over incorporating a sink drainer. Oven, hob & extractor fan. Fridge freezer. Plumbing for washing machine. Radiator. Boiler.

Cloakroom
Low level WC. Hand wash basin. Radiator.

Landing
Loft access. Radiator.

Bedroom One
13' 6" x 10' 4" (4.11m x 3.15m)
Juliet balcony. Wardrobes. Radiator.

Bedroom Two
10' 7" x 9' 4" (3.23m x 2.84m)
Double glazed window. Radiator.

Shower Room
Obscure double glazed window. Walk in shower. Low level WC. Hand wash basin. Heated towel rail. Airing cupboard.

External Storage

External Brick Built Storage

Parking
Allocated parking.

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Cloughton Court Triangle Place, Heybridge Maldon

- Modern Stylish Duplex Apartment
- Share of Freehold
- Balconies Overlooking Communal Gardens
- Allocated Parking
- Bike/Storage Shed

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 999.00
Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£285,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN105062

The Property Ombudsman

Property Ref:
MLN105062 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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