



**Crescent Court, Heybridge Maldon CM9 4UL**



**welcome to**

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WELCOME TO CRESCENT COURT, a well presented over 60's bungalow set in a QUIET CUL-DE-SAC. Inside the home features a BRIGHT LIVING AREA and fitted kitchen, as enjoys its own PRIVATE GARDEN. Located moments from LOCAL SHOPS AND AMENITIES in popular WEST HEYBRIDGE.



**Entrance**

Part glazed entrance door to :-

**Porch**

Further glazed entrance door to :-

**Lounge**

16' 7" x 12' max ( 5.05m x 3.66m max )  
Double glazed UPVC window to front, centrepiece electric fireplace, electric panel heater, door to :-

**Inner Hall**

Two generous built in storage cupboards, loft access, doors to :-

**Kitchen**

12' x 7' 6" ( 3.66m x 2.29m )  
Double glazed UPVC window and door to rear opening to the garden, fitted kitchen comprising sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven with separate hob and extractor over, space for further appliances, breakfast bar.

**Bedroom**

14' 8" x 8' 7" ( 4.47m x 2.62m )  
Double glazed UPVC window to rear overlooking the garden, electric panel heater.

**Shower**

Modern white suite comprising double shower, low level WC and vanity basin, fully tiled walls.

**Outside****Front**

Overlooking attractive lawned communal gardens punctuated by mature trees and hedges.

**Rear Garden**

Enclosed by panel fence with gated rear access, laid to patio with shrub beds.

**Lease**

Remaining Lease: 62 years  
Ground Rent: £164 per annum  
Service Charge: £1,526 per annum



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## Crescent Court, Heybridge Maldon

- One Double Bedroom
- Resident Parking
- Private Rear Garden
- Retirement Bungalow
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1526.00

Ground Rent: 164.54

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104514 - 0004

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