



Wantz Haven, Maldon
CM9 5HA £215,000

CURTIS O'BOYLE

Sales & Lettings



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A two bedroom first floor retirement flat with its own private ground floor entrance and stairlift, enjoying views across the nearby playing field. The property offers well-planned accommodation including two double bedrooms, a shower room, fitted kitchen/diner and a spacious lounge. Further benefits include double glazing, electric storage heating and residence parking.

Ideally positioned in a central location, the property is conveniently situated for the nearby doctors' surgery and is within easy, level walking distance of Maldon High Street, with its range of shops, cafés and amenities.

LANDING Stairs (with stair lift) up from private ENTRANCE LOBBY, textured ceiling, loft access, airing cupboard.

LOUNGE 16' 5" x 12' 6" (5m x 3.81m)
Double glazed window to front aspect, textured and coved ceiling, electric storage heater, built in over stairs cupboard. door to:

KITCHEN/DINER 16' 5" x 7' 10" (5m x 2.39m) Double glazed window to side aspect, textured and coved ceiling, electric storage heater, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, built in electric oven and four ring hob with hood above, washing machine, fridge/freezer, tiled splashbacks.

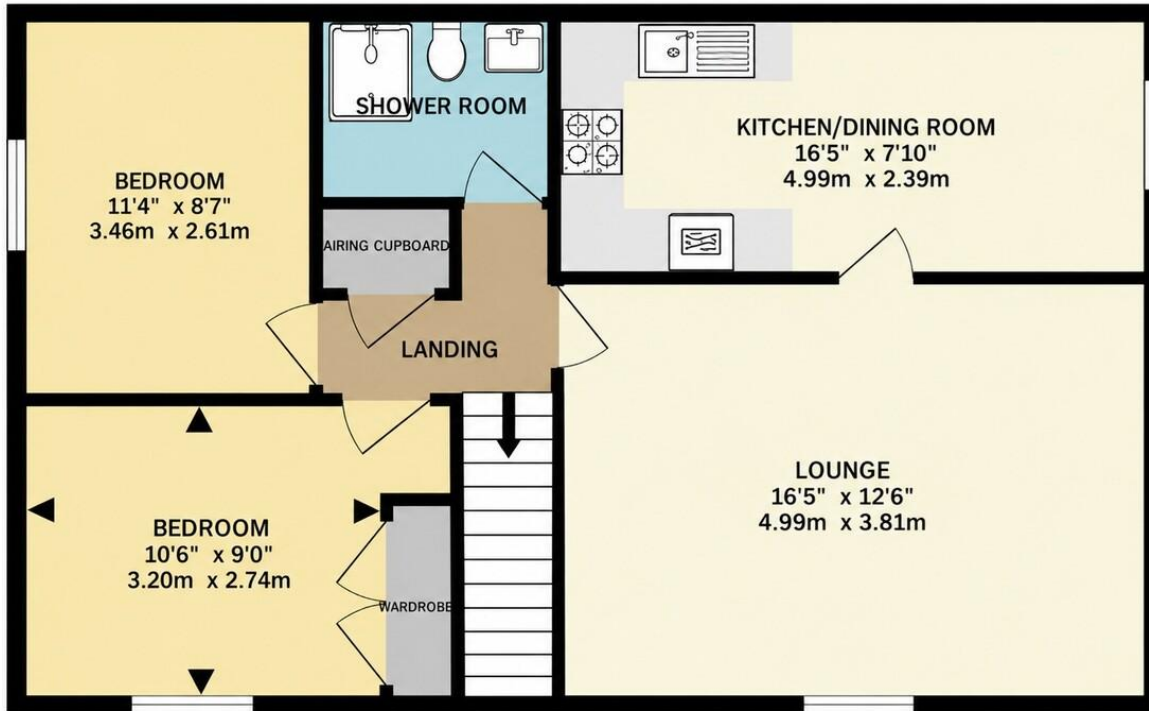
BEDROOM ONE 12' 4" x 9' (3.76m x 2.74m) inc wardrobes. Double glazed window to front aspect, textured and coved ceiling, electric storage heater, fitted wardrobes.

BEDROOM TWO 11' 4" x 8' 7" (3.45m x 2.62m) Double glazed window to side aspect with views across playing fields, textured and coved ceiling, electric storage heater.

SHOWER ROOM 6' 9" x 5' 7" (2.06m x 1.7m)
Textured ceiling, extractor fan, shower cubicle, vanity wash hand basin, close coupled WC, heated towel rail, electric fan heater.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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