

High Street, Maldon, CM9 5EG
Guide price £120,000

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

www.churchandhawes.com
4/6 High Street, Maldon, Essex, CM9 5PJ
Tel: 01621 855195
maldon@churchandhawes.com

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This REFURBISHED ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT is being offered for sale with NO ONWARD CHAIN.

The property has been thoughtfully refurbished throughout and benefits from a convenient position close to the lift, providing ease of access. Further highlights include NEW FLOORING, a BRAND NEW FITTED KITCHEN with integrated domestic appliances, and a modern STEP-FREE WET ROOM / SHOWER ROOM.

Ideally situated along Maldon High Street, the apartment enjoys a convenient location within easy reach of the town centre and its range of shops, amenities and local facilities.

An ideal opportunity for those seeking a ready-to-move-into retirement home in a central location.







Entrance Hall
Main entrance door, brand new wall mounted electric consumer unit, wall mounted electric storage heater, storage cupboards with one housing the hot water cylinder.

Shower Room
Step free wet room which comprises of wall mounted electric shower, low level wc, wash basin, extractor.

Bedroom 12'11 x 8'7 (3.94m x 2.62m)
Wall mounted electric panel heater, double glazed window, built in wardrobe.

Lounge 18'3 x 10'7 (5.56m x 3.23m)
Wall mounted electric storage heater, double glazed window, access through to the kitchen.

Kitchen 8'5 x 8' (2.57m x 2.44m)
Brand new fitted kitchen with a range of wall and base units, work top surfaces with work top mounted sink and drainer. Integrated under counter fridge, freezer and dishwasher. Built in oven and hob, double glazed window, loft access.

Property Information
Tenure: Leasehold
Lease: Approx. 86 Years left remaining
Age: 60 years old and over
Service Charge: Approx. £4252.80 P/A
Ground Rent: Approx. £300 P/A
Council Tax Band: B
EPC Rating: C

There is parking available at the development, VISITORS are required to enter there registration in the main reception. THIS IS THE RESPONSIBILTY OF THE VISITOR/CAR OWNER and not the agent. The information provided should be used as a guide only. Please check with your legal representative.

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.

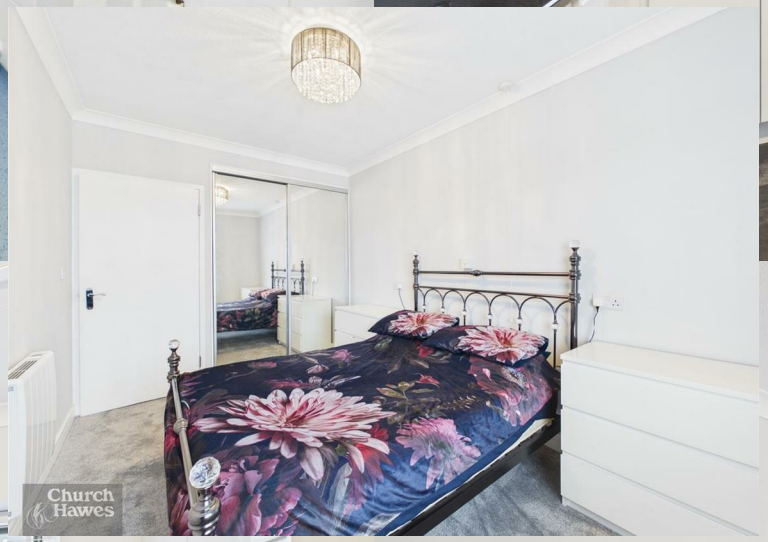
These checks must be completed and successfully verified before we are able to progress with the purchase.

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.


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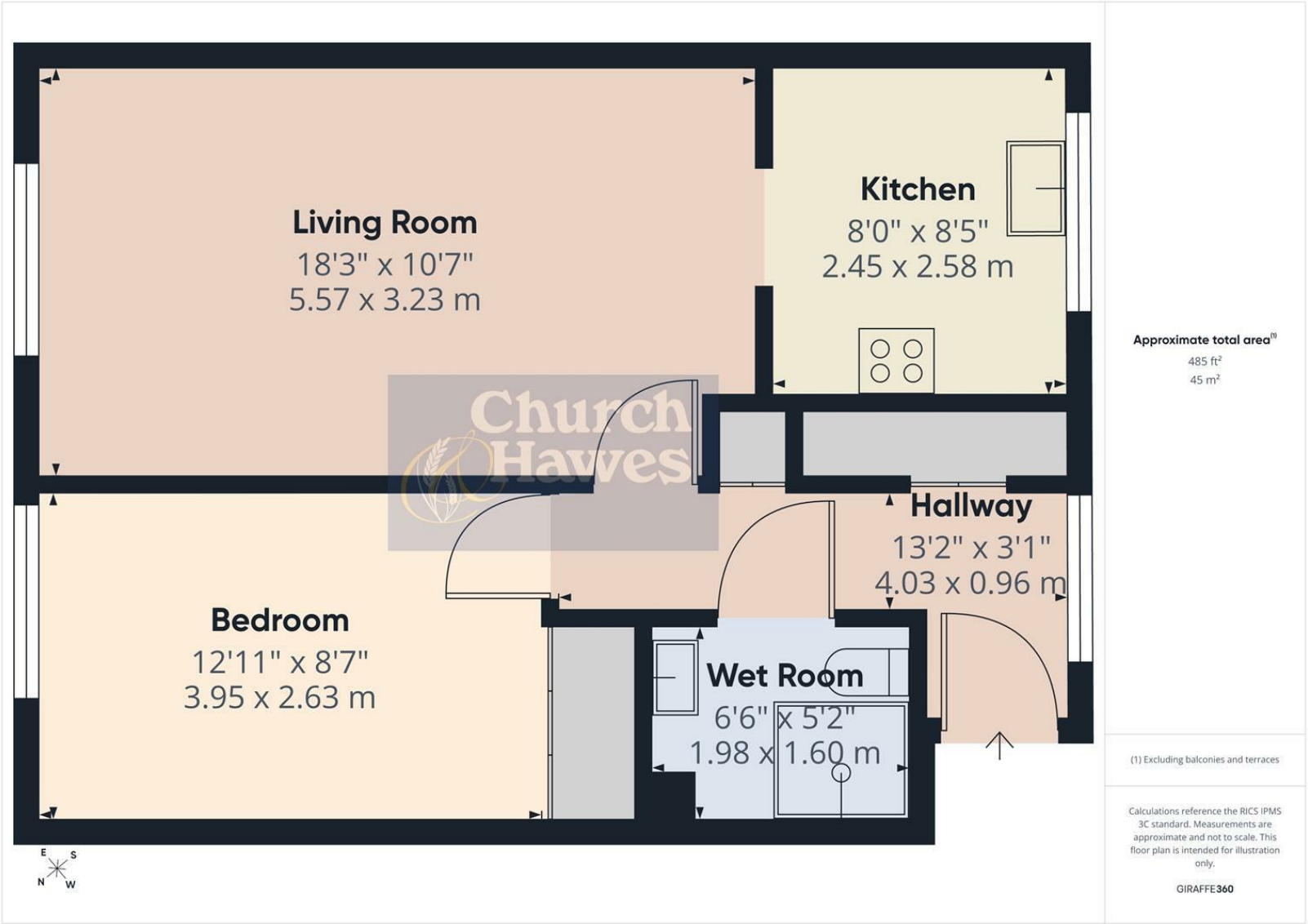

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Approximate total area(1)

485 ft²

45 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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