



Wantz Haven, Maldon
CM9 5HA

CURTIS O'BOYLE

Sales & Lettings



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£240,000

This well-presented two-bedroom ground-floor retirement apartment is ideally located within a highly sought-after development in the heart of Maldon, offering excellent convenience to the High Street and a wide range of local amenities, including shops, cafés and a nearby doctors' surgery.

The apartment enjoys pleasant views over beautifully maintained communal gardens, featuring paved pathways and seating areas that provide an attractive and relaxing outdoor setting. A particular benefit of this property is its own private front door, enhancing both privacy and independence. To the rear, there are lawned gardens which can be accessed directly from the lounge via patio doors, creating a seamless connection between indoor and outdoor living.

Internally, the accommodation is well proportioned and thoughtfully arranged, comprising a spacious lounge, a fitted kitchen, a shower room, and two bedrooms. The entrance hall offers a large storage cupboard, providing practical space for everyday living. Additional features include electric storage heating and double-glazed windows throughout for comfort and efficiency.

Within the development, residents can enjoy the use of a communal lounge, which offers a warm and welcoming environment for social interaction. This space regularly hosts organised events, fostering a strong sense of community and encouraging an active and sociable lifestyle. Communal parking is also available for residents and visitors.

Overall, this apartment represents an excellent opportunity to acquire a comfortable and conveniently located retirement home in a desirable central Maldon setting.

ENTRANCE HALL Obscure double glazed entrance door, textured ceiling, wall mounted electric storage heater, built in storage cupboard, airing cupboard.

LOUNGE/DINER 20' 6" x 11' 4" (6.25m x 3.45m) > 9' 9" (2.97m) Double glazed window to front aspect, double glazed sliding patio doors to rear communal gardens, textured and coved ceiling, two wall mounted electric storage heaters.

KITCHEN 7' 9" x 7' 3" (2.36m x 2.21m) Double glazed window to front aspect, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, built in electric oven, microwave and four ring hob with stainless steel hood above, space for washing machine and slim dishwasher, tiled splashbacks.

BEDROOM ONE 11' 4" x 8' 9" (3.45m x 2.67m) Double glazed window to rear aspect, textured ceiling, fitted wardrobes.

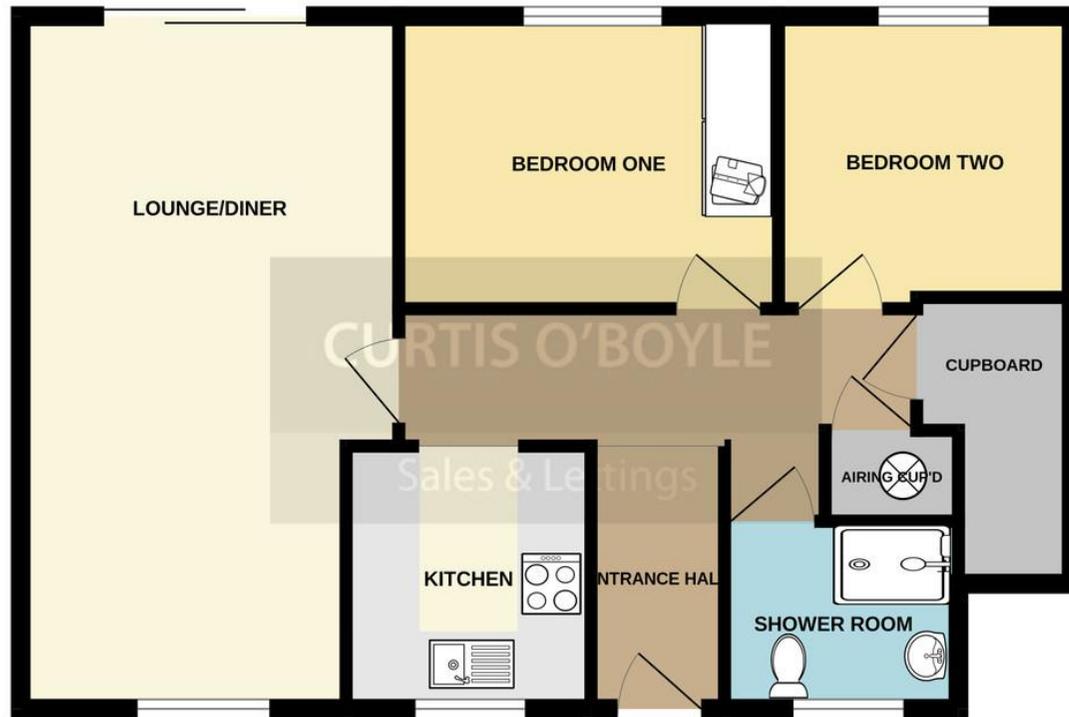
BEDROOM TWO 8' 10" x 8' 8" (2.69m x 2.64m) Double glazed window to rear aspect, textured ceiling, wall mounted electric panel heater.

SHOWER ROOM 7' x 5' 7" (2.13m x 1.7m) Obscure double glazed window to front aspect, heated towel rail, textured ceiling tiled shower cubicle, vanity wash hand basin, dose coupled WC, tiled splashbacks.



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

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 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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