



Embassy Court, Maldon, CM9 5EG  
Price £200,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



**NO ONWARD CHAIN!** Nestled in the heart of Maldon, this charming one bedroom retirement bungalow at Embassy Court offers a delightful living experience. With a well-thought-out layout, the property features one reception room with patio doors leading to communal gardens, separate kitchen plus shower room. The property is well presented throughout, showcasing a blend of modern convenience and classic charm. The central location allows for easy access to Maldon High Street, Promenade Park & Hythe Quay where you can enjoy a variety of shops, cafes, and local amenities, all just a stone's throw away. Within the main complex residents also have the use of a communal residents Lounge along with guest room/facilities. Do not miss the chance to make this lovely bungalow your own, where comfort and convenience await you in the picturesque town of Maldon. Energy Efficiency Rating D, Council Tax Band C.



### **Entrance Hallway**

Entrance door, electric heater, built in storage cupboard, airing cupboard, emergency pull cord.

### **Bedroom 12' x 8'9 (3.66m x 2.67m)**

Double glazed window to rear, wall mounted electric heater, coved to ceiling, built in wardrobe with mirror fronted sliding doors.

### **Shower / Wet Room**

Obscure double glazed window to front, ladder towel radiator, low level w.c, wash hand basin, wall mounted shower unit, tiled to walls, emergency pull cord.

### **Kitchen 8' x 5'11 (2.44m x 1.80m)**

Double glazed window to front, sink unit with mixer tap set into worksurfaces, space for washing machine, built in fridge/freezer, space for oven, mosaic effect tiled splash backs, range of fitted base and wall mounted units.

### **Lounge 15'3 x 10'3 (4.65m x 3.12m)**

Sliding patio door to rear, coved to ceiling, electric storage heater, emergency pull cord.

### **Exterior**

The development offers communal gardens and parking area. There are communal areas inside the development including a residents lounge.

### **Embassy Court Parking**

Please note there is number plate recognition parking system now in force at Embassy Court. We would advise viewers to find alternative parking whilst visiting. Church & Hawes accept no responsibility or liability for any parking fines issued.

### **Agents Note, Money Laundering & Referrals**

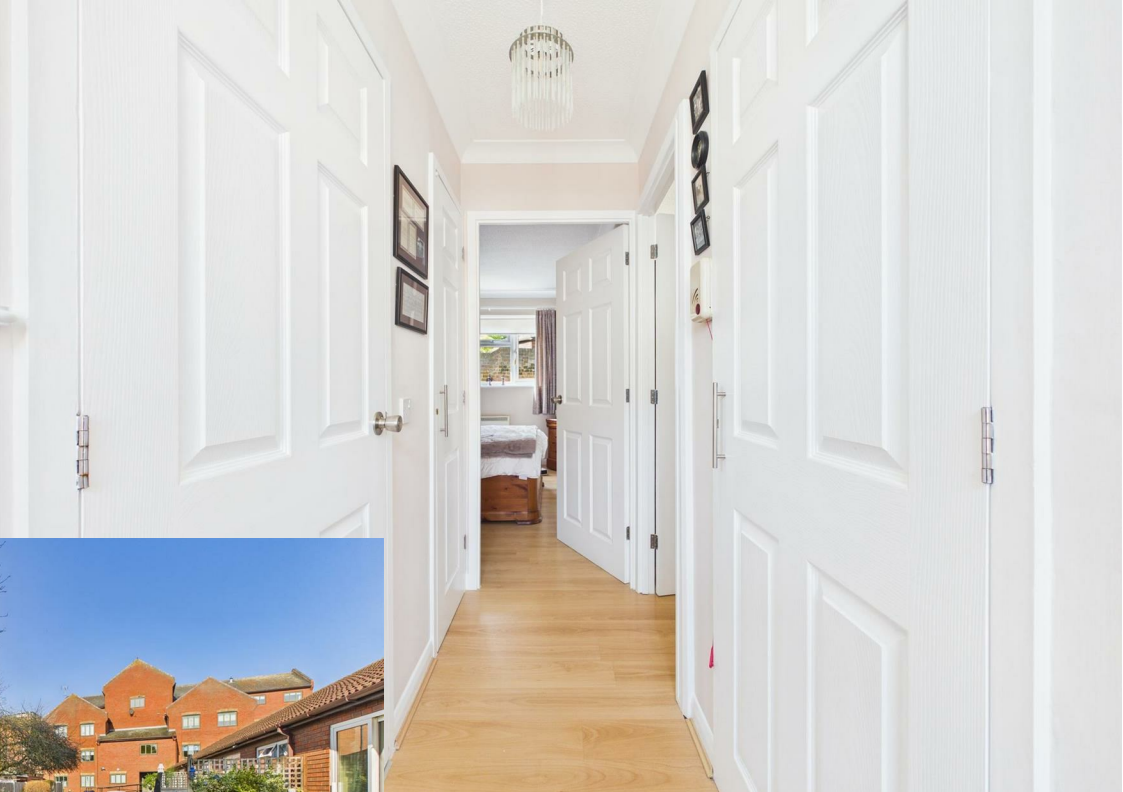
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.

**MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:** Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of CREDAS an online verification company so as to ensure the required compliance and satisfy customer due diligence.

**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.

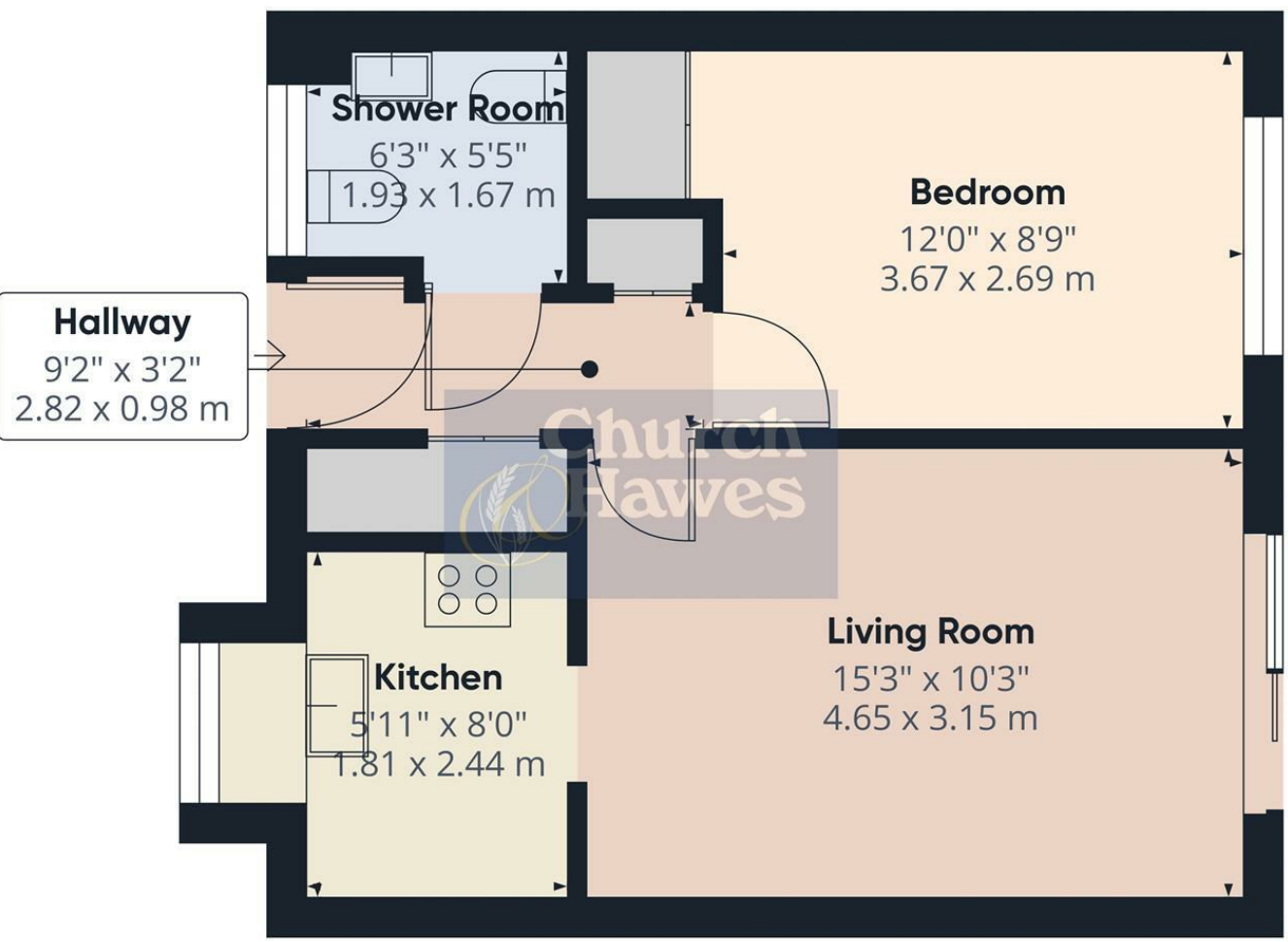












Approximate total area<sup>(1)</sup>  
402 ft<sup>2</sup>  
37.4 m<sup>2</sup>

(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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