



The Courtyard, MALDON CM9 6DX

welcome to

The Courtyard, MALDON

****GUIDE PRICE £500,000 - £525,000**** Situated in the HIGHLY SOUGHT AFTER COURTYARD, an over 50's development IN THE HEART OF MALDON, is this THREE BEDROOM property, enjoying GARAGE AND LOW MAINTENANCE GARDEN, boasting GROUND FLOOR SHOWER ROOM, offered with NO ONWARD CHAIN



Entrance Porch

Covered porch area, part glazed entrance door to :-

Entrance Hall

Stairs rising to first floor with cupboard under, doors to :-

Lounge

19' x 11' 6" (5.79m x 3.51m)

Double glazed sash window to front, centrepiece gas fireplace with surround, French doors with flag windows to rear opening to the garden, door returning to the entrance hall.

Kitchen

9' 7" max x 9' 2" plus recess (2.92m max x 2.79m plus recess)

Double glazed window to rear with part glazed door to garden, fitted kitchen comprising a range of low level and wall units set in roll top work surfaces, one and a half bowl sink with mixer tap, tiled splashback, gas hob, integrated ovens and extractor hood, door to utility room, open to :-

Dining Room / Bedroom Three

9' 11" x 9' 3" (3.02m x 2.82m)

Double glazed sash window to front, door returning to entrance hall.

Utility Room

Tiled floor, a range of cupboards set in work tops, sink and space for both washing machine and tumble dryer.

Shower Room

Double glazed window to side, white suite comprising enclosed shower, low level WC and wall mounted basin, part tiled walls.

First Floor

Landing

Double glazed window to rear, built in airing cupboard and further storage cupboard, doors to :-

Bedroom One

12' 4" x 9' 11" (3.76m x 3.02m)

Double glazed sash window to front, door leading to dressing room with window to rear garden. Door to :-

En Suite

Double glazed window to front, white four piece suite comprising panel bath, separate enclosed walk in shower, low level WC and wall mounted basin, part tiled walls.

Bedroom Two

15' 4" x 9' 4" (4.67m x 2.84m)

Double glazed sash window to front, space for wardrobes, door leading to :-

En Suite

Double glazed window to rear, white suite comprising enclosed shower, low level WC and wall mounted basin.

Outside

Front

Stone paved path to entrance, laid to lawn with mature shrubs.

Rear Garden

Covered stone patio seating area with pitched glazed roof, opening to low maintenance gravel garden with raised brick planters with mature shrubs, gated side access, steps leading to rear of garage.

Garage

Electric up and over door, power and light connected.

Lease

Lease Length: 150 years from 01/01/03

Remaining Lease: 126 years

Annual Ground Rent: Peppercorn (1/14th share of freehold)

Annual Service Charge: £3,900, this includes the following:

- Buildings insurance
- Exterior renewal and painting every 4 years
- Repair and painting of fences
- Window cleaning
- Gardening of communal areas
- Gutter cleaning
- Garage door maintenance
- Security system
- Office open for information
- Street lighting



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The Courtyard, MALDON

- Three Bedrooms, One to Ground Floor
- Ground Floor Shower Room
- Exclusive Development with Share of Freehold
- Excellent Condition Throughout
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3900.00

Ground Rent: 325.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£500,000 - £525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104978 - 0004

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