



7 Gate Street Mews, Maldon , CM9 5EF  
Price £185,000

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

**\*\*HIGHLY SOUGHT AFTER GATE STREET MEWS\*\*** This delightful first-floor apartment offers a wonderful blend of comfort and convenience. With one bedroom and a generous living room, this property is ideal for individuals or couples seeking a TRANQUIL RETREAT IN THE HEART OF MALDON. The living area is bright and inviting, providing ample space for relaxation and entertaining. The layout is thoughtfully designed to maximise both space and light, creating a warm and welcoming atmosphere, there is also a separate kitchen plus bathroom. One of the standout features of this property is its prime location. Just a short stroll away, you will find the vibrant Maldon High Street, where a variety of shops, cafes, and restaurants await. This proximity allows for easy access to local amenities, making daily life both convenient and enjoyable. Additionally, the apartment comes with an ALLOCATED PARKING SPACE & communal garden. LONG LEASE APPROX 968 YEARS REMAINING! EPC Rating C. Council Tax Band B.

**Entrance Hallway**

Entrance door, radiator, coved to ceiling, access to loft space, doors to:

**Bedroom 13'10" x 8'2" (4.22m x 2.49m)**

Sash double glazed window to front, radiator, coved to ceiling, built in wardrobe.

**Bathroom**

Obscure double glazed sash window to rear. radiator, bathroom suite comprising of low level w.c, wash hand basin, panelled bath, wall mounted shower unit, tiled to bath area.

**Kitchen 7'8" x 5'5" (2.34m x 1.65m)**

Double glazed sash window to rear, wall mounted boiler, sink unit with mixer tap, space for washing machine, built in oven, four ring hob, extractor hood. tiled splash backs, space for under counter fridge.

**Living Room 17'5" x 11'3" (5.31m x 3.43m)**

Double glazed sash windows to front & rear, two radiators, coved to ceiling.

**Exterior**

Allocated parking space.

**Maldon**

Maldon, a historic market town in Essex, boasts a rich tapestry of history that dates back to Saxon times. Its strategic location on the River Blackwater has shaped its identity, from a significant port to a hub of local industry. Today, this heritage is beautifully preserved, offering a fascinating glimpse into the past. no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored. Maldon is also famous for its delectable product, Maldon Sea Salt, which is harvested in the area and is renowned worldwide.

It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. The town centre itself is a treasure trove of historic buildings, with many independent shops and eateries housed in structures that have stood for generations. St

Mary's Church, with its distinctive spire, is another prominent landmark, offering a sense of continuity and architectural beauty.

Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793. Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

**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:** 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 an online verification company so as to ensure 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.

